

San Francisco Planning Department

ASIAN ART MUSEUM

Draft Supplemental Environmental Impact Report

97.750E

Draft SEIR Publication Date: July 18, 1998
Draft SEIR Public Hearing Date: August 20, 1998
Draft SEIR Public Comment Period: July 18, 1998 - August 20, 1998

Written Comments should be sent to:

The Environmental Review Officer
San Francisco Planning Department
1660 Mission Street
San Francisco, CA 94103

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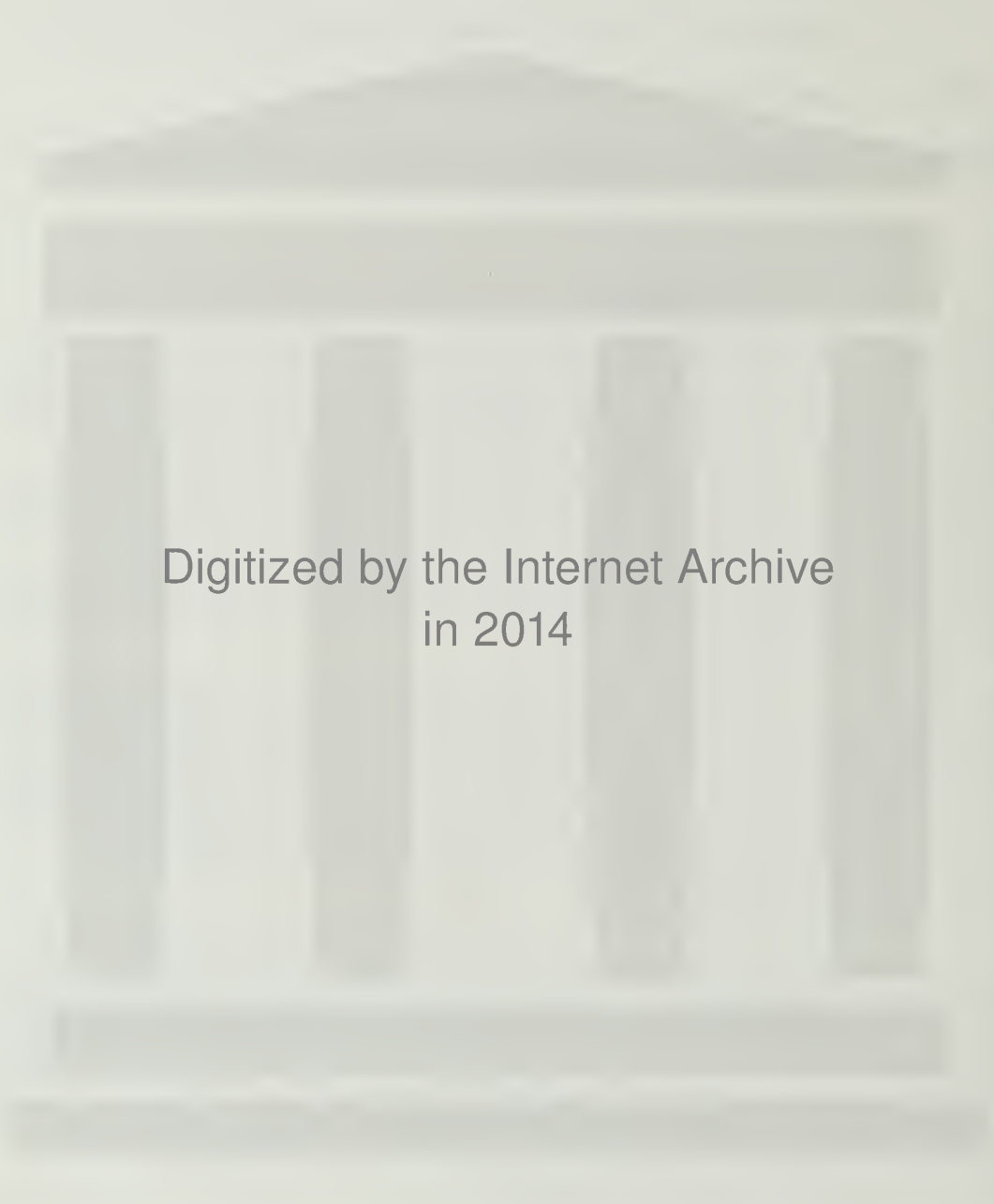
SUBJECT: Request for the Final Supplemental Environmental Impact Report for the Asian Art Museum Project (Case No. 97.750E)

This is the Draft of the Supplemental Environmental Impact Report (SEIR) for the Asian Art Museum Project. A public hearing will be held on the adequacy and accuracy of this document. After the public hearing, our office will prepare and publish a document titled "Summary of Comments and Responses" which will contain a summary of all relevant comments on this Draft SEIR and our responses to those comments; it may also specify changes to this Draft SEIR. Public agencies and members of the public who testify at the hearing on the Draft SEIR will automatically receive a copy of the Comments and Responses document, along with notice of the date reserved for certification; others may receive such copies and notice on request or by visiting our office. This Draft SEIR together with the Summary of Comments and Responses document will be considered by the City Planning Commission in an advertised public meeting and certified as a Final SEIR if deemed adequate.

After certification, we will modify the Draft SEIR as specified by the Comments and Responses document and print both documents in a single publication called the Final Supplemental Environmental Impact Report. The Final SEIR will add no new information to the combination of the two documents except to reproduce the certification resolution. It will simply provide the information in one rather than two documents. Therefore, if you receive a copy of the Comments and Responses document in addition to this copy of the Draft SEIR, you will technically have a copy of the Final SEIR.

We are aware that many people who receive the Draft SEIR and Summary of Comments and Responses have no interest in receiving virtually the same information after the SEIR has been certified. To avoid expending money and paper needlessly, we would like to send copies of the Final SEIR to private individuals only if they request them. If you would like a copy of the Final SEIR, therefore, please fill out and mail the postcard provided inside the back cover to the Office of Environmental Review within two weeks after certification of the SEIR. Any private party not requesting a Final SEIR by that time will not be mailed a copy. Public agencies on the distribution list will receive a copy of the Final SEIR.

Thank you for your interest in this project.



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INTRODUCTION

On February 27, 1992, the City Planning Commission certified a Final EIR, *San Francisco Main Library* (Case No. 90.808E), for a three-part project including construction of a new Main Library (now complete) on the block bounded by Larkin, Fulton, Hyde and Grove Streets; conversion of the old Main Library building, on the block bounded by Larkin, McAllister, Hyde and Fulton Streets, for use by the Asian Art Museum; and construction of a pedestrian mall on Fulton Street between Larkin and Hyde Streets. That FEIR is referred to herein as the “Main Library/Asian Art Museum FEIR.”

The Planning Department prepared an EIR Addendum, dated May 1, 1996, that reviewed the Asian Art Museum portion of the project in light of changes in circumstances subsequent to certification of the Main Library/Asian Art Museum FEIR. These changes included approval by the Board of Supervisors of the Civic Center as a local Historic District under Article 10 of the Planning Code, and certification by the State of California of a Final EIR for a state office building that reached a different conclusion about transportation effects, from generally the same data and analysis, than did the Main Library/Asian Art Museum FEIR.

The Addendum concluded that there was no substantial change in the environmental effects of the Asian Art Museum project and that no revisions were needed in the Main Library/Asian Art Museum FEIR because there was no substantial change in the project and, based on the analysis of changes in circumstances in the project, no new information came to light that would indicate the potential for new significant impacts or a substantial increase in severity of significant impacts previously identified in the Main Library/Asian Art Museum FEIR.

On May 7, 1996, and June 16, 1996, respectively, the Library Commission and the Board of Supervisors approved the transfer of the old Main Library building from the jurisdiction of the Library Commission to that of the Asian Art Commission. On July 1, 1996, the Planning Department granted the Asian Art Museum a Certificate of Appropriateness under Article 10 of the Planning Code for installation of an exterior sign identifying the building as the Asian Art Museum and as the Chong-Moon Lee Center for Asian Art and Culture. A Certificate of Appropriateness was also approved for demolition of a former city office and library annex building at 45 Hyde Street; it was demolished in November 1997. No other approvals have been granted for conversion of the old Main Library building to use by the Asian Art Museum.

The City Planning Commission, in certifying the Main Library/Asian Art Museum FEIR, identified a significant impact on architectural and historic resources due to alteration of the old Main Library building. At the time the FEIR was certified, and at the time the EIR Addendum was published, proposed alterations to the existing Main Library building to accommodate the

Asian Art Museum were based on a 1988 conceptual design (William Turnbull Associates, 1988).

Since publication of the EIR Addendum, the Asian Art Commission selected an architect and proceeded with the museum design. Based on this more detailed design work, alteration of the old Main Library building would be the same, in part, as analyzed in the prior EIR, and in some respects the alterations would be different.

This Supplemental EIR (SEIR), therefore, contains new descriptive material about alterations to the old Main Library building including new information that was not known at the time of FEIR certification or publication of the EIR Addendum, that could potentially affect the significant impact of the project as previously evaluated, or the severity of the previously identified significant impact, on historic architectural resources. The SEIR thus provides updated information about the project design and evaluates associated impacts. The SEIR also includes additional analysis of alternatives, including alternatives that would reduce effects on historic architectural resources.

This SEIR also discusses effects related to urban design, shadow, transportation, and air quality, in light of the more detailed design information now available, as well as potential changes in circumstances or potential new information that could affect project impacts. Effects for topics other than those iterated above would not be expected to differ from those analyzed in the Main Library/Asian Art Museum FEIR, as updated by the 1996 EIR Addendum, and no new analysis is required. These topics are noted at the beginning of Chapter III.

REFERENCES - Introduction

Except where noted, the materials referenced in this SEIR are on file and available for review at the San Francisco Planning Department, 1660 Mission Street, as part of the project file.

William Turnbull Associates, *Asian Art Museum - Main Public Library Building: A Feasibility Study*, April 1988

CHAPTER I

SUMMARY

A. PROJECT DESCRIPTION

The project is adaptive reuse of the old Main Library building by the Asian Art Museum including: seismic upgrade, alterations to the exterior and interior of the building and an underground extension that would be about 12 feet above grade at 45 Hyde Street. (Future phases analyzed include construction of an auditorium/theater with offices above (to about 80 feet) at 45 Hyde Street, and extension of the McAllister wing towards Hyde Street. These two phases are not currently funded.) Main components of the project include 1) seismic upgrade of the old Main Library, 2) exterior alterations including a new mechanical penthouse/roof element about 16 feet tall; removal of cement statues on the Larkin Street facade, new doorways and lengthened windows on the Fulton facade, new door openings on the McAllister and Hyde frontages; construction of seismic moat; an outdoor dining area on Fulton; and enclosure of existing light courts to form an interior Central Court. A loading dock would have access on Hyde Street. 3) Interior alterations would include the following: retention of the Main Entrance Hall and Vestibule and Monumental Grand Staircases, and Great Hall; alteration of the second floor loggia including demolition of non-supporting walls and removal (and relocation) of Piazzoni Murals; addition of a new third floor including inside the south and west reading rooms; demolition of large portions of the ground and existing third floors for adaptive reuse, including creation of a three-story-tall Central Court that would surround the Monumental Staircase; and demolition of seven-story library stacks for use as museum space; conversion of library spaces to galleries, classrooms, research library, offices, museum store and cafe. No parking would be provided.

The proposed project would seismically strengthen and remodel the old Main Library building to accommodate gallery, office, conservation, research, education, retail, and storage space for the museum, which is currently located in Golden Gate Park. The project would include exterior and interior alterations to the old Main Library building, a Contributory building within the local Civic Center Historic District and within a Historic District and a National Historic Landmark District, both listed on the National Register of Historic Places. The project would include approximately 180,000 gross square feet (gsf), or about 3 percent more space than was used by the library. Subject to available funding, the project would also include future construction of approximately 68,500 gsf of additional space at 45 Hyde Street, bringing the program to about 248,500 gsf.

The base program would provide about twice the space of the museum's existing 90,000-gsf space in Golden Gate Park; the increase in square footage of usable program space would be about 65 percent, from 73,000 sq. ft. to 121,500 sq. ft. Gallery (exhibit) space would increase

over that in the existing Museum by more than 25 percent, primarily through the addition of gallery space, not available in the existing museum, for mounting temporary exhibitions that would avoid having to store portions of its permanent collection, during such exhibitions.

Seismic strengthening would include the installation of a base isolation foundation system and concrete shear walls. The new foundation system would have approximately 200 isolators, which act like horizontal shock absorbers in an earthquake, allowing the building to move somewhat independently of ground motion, and would require excavation of a moat approximately two-and-one-half feet wide around the entire building to allow for this independent movement. The shear walls would be constructed essentially as concrete tubes at the four corners of the building and at the Great Hall, and would provide additional lateral (shear) strength against horizontal forces. They would be constructed inside the existing exterior walls, requiring removal of interior walls, except at the Great Hall, where the shear walls would be constructed around the exterior walls of this portion of the building to preserve the Great Hall's interior finish materials. Unreinforced masonry (brick) walls in the two interior light courts and on the east facade would be replaced, with a stucco-like finish for those that would remain exterior walls and with a waxed plaster finish for newly created interior walls.

The project would install a 16-foot-tall mechanical penthouse / screen, set back above the Larkin Street facade, to screen new rooftop mechanical equipment. Other exterior changes would include installation of new doorways; installation of new windows with white translucent glass inside the existing two-story windows on the primary Larkin and Fulton Street facades and installation of opaque glass on the McAllister Street facade; removal of statues above the Larkin Street entrance; removal of brick walls and windows on the secondary Hyde and McAllister Street facades; construction of an outdoor dining terrace and a garden along the Fulton Street wing; and expansion of the existing basement, or lower level, onto part of the 45 Hyde Street portion of the site.

Interior changes would include creation of a new Central Court by enclosure of existing light courts and demolition of large portions of the light court walls, including the walls of the second floor stair loggia, where existing murals on canvas by Gottardo Piazzoni are located. The Piazzoni murals are proposed for conservation and relocation off-site.

Under the proposed circulation plan, visitors would enter the museum collections at control points within the Central Court, and use a new glass-enclosed stairway (or escalators) or an elevator to reach the second- and third-floor permanent collection. They could also enter the galleries via the existing Monumental Staircase. However, the building's existing circulation pattern, which progresses through a series of ceremonial spaces, would be altered.

Primary exhibition galleries would be in the former large reading rooms (the former Literature and History departments) on the second floor, including a new third floor level to be installed within those spaces. The two-story Great Hall, which most recently served as the library General Reference room, would be converted to a space for exhibitions, lectures, special events, and overflow gallery space. On the ground floor, the former Children's reading room and an adjoining office would be converted to classrooms. The former Lurie Room would be divided

into four rooms for volunteers and docents and a resource center. The former Fine Arts department would become the cafe and kitchen; the cafe would include an outdoor terrace, on the grass-covered, tree-lined area atop the building's base. The existing Fulton Street entrance lobby would be converted to a dining room as part of the museum cafe, and the door fixed shut. The former Business, Science and Technology and Government Documents department would become a temporary exhibition gallery, as would the former ground floor stacks and staff room in the northwest corner of the building. Existing offices and storerooms beneath the Monumental Staircase would accommodate a museum store. On the fourth floor (old Main Library third floor), the Periodicals room and library office space would become a research library and museum offices, while the San Francisco History Room and the remainder of the existing third floor would become offices and meeting rooms for museum staff.

Project construction is anticipated to begin in early 1999 and last 24 to 30 months, with opening of the museum, following a move-in period, planned for the third quarter of 2001. Construction cost is estimated at \$123 million (1998 dollars), including seismic strengthening and construction, with an additional projected cost of \$22 million for the potential future Phase 2 and 3 expansion space.

The project architect is a joint venture of Hellmuth, Obata, Kassabaum, Inc.; LDA Architects; and Robert B. Wong - Architect, in association with Dott. Arch. Gae Aulenti, FAIA. The project preservation architect is Page & Turnbull.

The project requires approval of a Certificate of Appropriateness for exterior and interior alterations to the old Main Library building by the City Planning Commission, with advice of the Landmarks Preservation Advisory Board. The project may require a finding of project consistency with the General Plan by the City Planning Department. The City Planning and Recreation and Park Commissions must determine significance of new project shadow on Civic Center Plaza and, if the shadow were not found to be *de minimus*, the project would require revision of the Absolute Cumulative Limit on this open space, under the sunlight ordinance to allow for project shadow on this space (Planning Code Sec. 295). The project would require a Variance for less than the Planning Code-required amount of parking. Funding appropriation must be approved by the Board of Supervisors for renovation of the old Main Library building to accommodate the Asian Art Museum. The Asian Art Commission must also approve the project. Finally, the proposed project requires demolition and building permits from the Department of Building Inspection.

Subject to available funding, the project calls for construction of a two-phase addition to the old Main Library building at 45 Hyde Street, to include a three-story addition atop the currently proposed lower level expansion. This 80-foot-tall Phase 2 addition would contain a 400-seat auditorium/theater and two levels of museum office space. The future Phase 3 addition, also dependent on future funding, would include a base-isolated extension of the existing building's north wing to provide additional gallery space. This addition, if built, is envisioned to continue the old Main Library's McAllister Street facade east to near Hyde Street, also at 80 feet in

height. It would include galleries, museum office space, work rooms, storage, and other service space.

B. AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

The principal issue addressed in this supplemental environmental impact report is the effect of the project on Historic Architectural Resources. As described below, and more fully in Chapter III, the project would significantly alter the old Main Library building, a contributory building in the local Civic Center Historic District and in both a National Register of Historic Places Historic District and a National Historic Landmark District. Alterations would occur principally in the interior, where the Asian Art Museum project would alter the existing interior circulation pattern, install a new third floor level, demolish interior spaces and elements, and remove existing works of art, including murals by Gottardo Piazzoni and Frank duMond. While the project sponsor feels the proposed alterations are necessary for a vital museum, others have questioned the design scheme because it would substantially alter the building's historic interior, including removal of the Piazzoni murals.

C. MAIN ENVIRONMENTAL EFFECTS

HISTORIC ARCHITECTURAL RESOURCES (p. 57)

The proposed project would have a significant impact on historic architectural resources, in that it would demolish most of the interior area of the old Main Library building, including a number of spaces identified as Exceptionally Significant Interior Spaces in the Planning Code (Appendix J of Article 10 (Sec. 10)). The project would include demolition of the walls of the second-floor loggia, retaining only the wall base and entablature and constructing new columns; demolition of ground floor elevator lobbies; removal of the Piazzoni murals from the loggia; construction of a new floor level within the second-story reading rooms; partial demolition of the north wall of the Fulton Street reading room by construction of large openings at the second and new third floors; and demolition of north and south portions of the east wall of the Larkin Street reading room; as well as demolition of other spaces identified in building survey reports as having historic architectural merit. The project would alter the existing circulation pattern, or parti, characteristic of the building's original Beaux Arts design, by removing the Monumental Staircase as the primary entrance to the building's major interior spaces.

A Certificate of Appropriateness is required for major alterations to the building exterior and to the Exceptionally Significant Interior Spaces identified in the Planning Code. A Certificate of Appropriateness would require approval by the Planning Commission on the advice of the Landmarks Preservation Advisory Board.

The project would alter the existing exterior facades of the old Main Library building, including installation of a hipped-roof mechanical penthouse and screen; construction of new doors, elimination of some existing windows; creation of an outdoor garden and outdoor dining area; removal of existing statuary and installation of new statuary; changes in windows and/or glazing; and removal of existing brick from the secondary east facade and from the north side of the south

wing and the light courts. Project effects on the local and national historic districts would not be considered significant because exterior alterations would not substantially affect the historic or architectural significance of the districts and interior changes would not be expected to result in the loss of the old Main Library building's contributory status within these districts, or substantially alter the character of the districts.

URBAN DESIGN (p. 73)

The proposed project would preserve and retain much of the old Main Library exterior. The most notable alteration would be construction of a 16-foot-tall mechanical penthouse / screen that would appear as a new roof element. Other alterations would include installation of new doorways, removal of some windows, and removal of statues above the Larkin Street entrance, and installation of new lion statues near the Larkin Street doorway. Changes in windows and/or window glazing would be discernible from the outside. Addition of the mechanical penthouse likely would be the most noticeable change to the exterior, particularly in views of the principal Larkin and Fulton Street facades. The penthouse would be in the form of a hipped (sloped) roof intended to respond to similarly shaped roofs on other Civic Center buildings, would be visible from Civic Center Plaza and the steps of City Hall to the west, and from the steps of the New Main Library to the south. The form of the penthouse addition would generally be comparable to the scale and massing of surrounding buildings, and therefore the Asian Art Museum project would not have a substantial demonstrable negative physical environmental aesthetic effect; nor would it obstruct scenic views now available to the public.

The potential Phase 2 auditorium/theater addition at 45 Hyde Street and the potential Phase 3 extension of the McAllister Street facade toward Hyde Street would incorporate design elements and materials intended to be compatible with the old Main Library building and would be comparable in scale and massing to surrounding development, and therefore would not have a substantial demonstrable negative aesthetic effect. These additions, subsidiary in visual impact to the old Main Library building, would be required by Planning Code Article 10 to be found compatible with the historic district through the Certificate of Appropriateness process.

SHADOW (p. 75)

The project could potentially generate significant adverse shadow impacts on Civic Center Plaza; this park is under the jurisdiction of the Recreation and Park Department and is subject to the requirements of the sunlight ordinance (Section 295 of the Planning Code). Under procedures implementing Section 295, the Absolute Cumulative Limit for Civic Center Plaza was set at 1 percent additional shadow-foot-hours per year. Qualitative criteria call for preservation of afternoon sun, particularly on seating areas and lawn areas. Since the limit and criteria were adopted, the New Main Library at Larkin and Grove Streets and the Courthouse at Polk and McAllister Street have been constructed, absorbing the allowable 1 percent new shadow on Civic Center Plaza. Therefore, the effective available new shadow limit is zero.

The project would cast new shadow on Civic Center Plaza from March through September in the early morning hours before about 9:00 a.m., when the sun is low on the horizon. After these

hours, the sun would be high enough in the sky such that the penthouse would cause no new shadow. The project would increase total year-round shadow on Civic Center Plaza by approximately 958,718 net new shadow-foot-hours during Section 295 hours. This would represent approximately 0.116 percent (about one-ninth of 1 percent) of the total year-round square-foot-hours of sunlight on Civic Center Plaza, meaning that shadow on Civic Center Plaza would have increased by 1.116 percent, compared to the Section 295 baseline, which is greater than the 1 percent absolute cumulative limit. The additional shadow due to the project would not be expected to interfere with use of the Plaza; nor would it conflict with qualitative criteria adopted by the Planning Commission and Recreation and Park Commission that call for preservation of afternoon sun. However, new shadow from the Asian Art Museum project would exceed the Absolute Cumulative Limit for Civic Center Plaza, which would require either the two commissions to find the new shadow to be *de minimus* (that is, so minimal as to not be significant), or to increase the Absolute Cumulative Limit. Because the project would cast some new shadow on the plaza and because no new shadow is allowable under the Absolute Cumulative Limit for this open space, the project impact is considered significant.

TRANSPORTATION (p. 77)

Based on assumed peak-day attendance (that is, a “blockbuster” exhibition), the Asian Art museum would generate a total of about 675 person trips in the p.m. peak hour, including about 145 p.m. peak-hour vehicle trips, about 175 MUNI and BART transit trips, about 265 pedestrian trips, and about 40 trips by other modes, including regional transit (SamTrans, Golden Gate Transit), bicycle and motorcycle; about 50 additional persons would be carpool passengers. Total p.m. peak-hour vehicle trips generated by the New Main Library and the Asian Art Museum were shown in the Main Library/Asian Art Museum FEIR to result in acceptable intersection operations in the p.m. peak hour at all but one of the intersections studied in the local area. The intersection of Ninth and Market Streets was forecast to operate at LOS E (poor; intersection at capacity), under both existing and with-project conditions, although there would be no change in intersection level of service due to the project. Subsequent analyses have generally confirmed the findings of the *FEIR*, that intersections would continue operate at acceptable levels of service by 2000 with the assumed addition of traffic from several projects in the Civic Center, including the Asian Art Museum project. Effects on transit, pedestrians, and parking, and construction-related transportation effects would also be as reported in the Main Library/Asian Art Museum FEIR and the 1996 EIR Addendum. Therefore, no further analysis is required beyond that included in the Main Library/Asian Art Museum FEIR, updated in the 1996 EIR Addendum.

AIR QUALITY (p. 81)

The Main Library/Asian Art Museum FEIR found that daily transportation-related emissions from the two project components (New Main Library and Asian Art Museum) would not exceed Bay Area Air Quality Management District (BAAQMD) thresholds for significance. In 1996, the BAAQMD tightened its standards, lowering significance thresholds for certain criteria air pollutants. Recalculation of projected emissions using current emissions factors for the year

2000 (approximate completion of construction), which are lower than the factors used in the *FEIR*, indicates that the Asian Art Museum project would not exceed the BAAQMD's lower thresholds. Because the *FEIR*, using higher emissions factors, found that intersection carbon monoxide levels would be well within both state and federal standards, it is expected that the current lower emission factors would similarly yield results within the standards. The conclusion of the Main Library/Asian Art Museum *FEIR* therefore remains valid, and no further analysis of air quality impacts is required.

D. MITIGATION MEASURES (p. 84)

Primary measures that would mitigate potentially significant environmental effects are presented below. A full recitation of mitigation measures proposed as part of the project, under consideration or rejected by the project sponsor, and those under the jurisdiction of other agencies is presented beginning on p. 84.

MEASURES PROPOSED AS PART OF THE PROJECT

HISTORIC ARCHITECTURAL RESOURCES

The following measures would reduce but not eliminate significant adverse effects on Historic Architectural Resources.

- The project sponsor has retained the services of a preservation architect, through construction of the Asian Art Museum.
- The Asian Art Museum would ensure that a qualified preservation architect prepares a complete Historic Structure Report regarding the old Main Library building.
- The Asian Art Museum would ensure that, to the maximum extent feasible, existing building components that are proposed for removal and that are determined to be Significant or Very Significant by the Historic Structure Report(s) would be removed and replaced, in interior spaces to be retained as part of the project, under the direction of the preservation architect. To the extent that such materials are damaged, the museum would endeavor to replace them in kind. The museum would include such provisions in contractors' specifications.
- For those Significant or Very Significant features, as determined by the Historic Structure Report(s), to be retained in place, the Asian Art Museum would ensure that, to the maximum extent feasible, features are protected during construction. Should damage be noted during construction, work that could cause such damage would be halted and construction techniques would be re-evaluated to minimize damage. To the extent that such materials are damaged, the museum would endeavor to replace them in kind. The museum would include such provisions in contractors' specifications.
- The Asian Art Museum would work with the San Francisco Art Commission and appropriate city department(s) to find a relocation site for the 14 Piazzoni murals. Consistent with Board of Supervisors' Resolution No. 1144-97, the Asian Art Museum

would remove the Piazzoni murals from the old Main Library prior to the start of major construction, to protect the murals during that time, and would explore options for the relocation and public display of the Piazzoni murals. The Asian Art Museum Foundation has allocated \$250,000 towards restoration of the Piazzoni murals once they are removed.

- The Asian Art Museum would work with the San Francisco Art Commission and appropriate city department(s) to find a relocation site for the two duMond murals. The duMond murals could be placed in temporary storage pending a determination regarding a relocation site.
- The Asian Art Museum would work with the San Francisco Art Commission to find relocation sites for the Lentelli sculptures above the Larkin Street entrance and the bust of Edward Robeson Taylor in the entrance lobby (Room 191).

ARCHAEOLOGY

- The sponsor would retain the services of an archaeologist. The Environmental Review Office (ERO) in consultation with the President of the Landmarks Preservation Advisory Board (LPAB) and the archaeologist would determine whether the archaeologist should instruct all excavation and foundation crews on the project site of the potential for discovery of cultural and historic artifacts, and the procedures to be followed if such artifacts are uncovered.

Given the archival history of the project site, an historical archaeologist would be present during site excavation and would record observations in a permanent log. The ERO would also require cooperation of the project sponsor in assisting such further investigations on site as may be appropriate prior to or during project excavation, even if this results in a delay in excavation activities.

Should archaeological resources be found following commencement of excavation activities, the archaeologist would assess the significance of the find, and immediately report to the ERO and the President of the LPAB. Excavation or construction activities which might damage the discovered cultural resources would be suspended for a maximum of four weeks (cumulatively for all instances where the ERO has required a delay in excavation or construction) to permit inspection, recommendation and retrieval, if appropriate. Upon receiving the advice of the consultants and the LPAB, the ERO would recommend specific action to protect the resources, if necessary.

Following site clearance, an appropriate security program would be implemented to prevent looting. Any discovered cultural artifacts assessed as significant by the archaeologist upon concurrence by the ERO and the President of the LPAB would be placed in an appropriate repository as determined by the ERO. Copies of the reports prepared according to these mitigation measures would be sent to the Northwest Information Center of the California Historical Resources Information System at Sonoma State University along with three copies to the ERO.

TRANSPORTATION

- To minimize the potential for pedestrian-truck conflicts during construction, the project sponsor would post signs at the construction site and advise construction truck drivers of the presence of the Civic Center Tot Lot and playground, across Larkin Street from the project site.
- The Asian Art Museum would provide traffic control personnel on Hyde Street during truck movements to ensure the safety of pedestrians and to minimize transit and automobile traffic disruption. The Museum would install a lighted sign and/or a noise-emitting device at the entrance to its loading dock to alert pedestrians to vehicles exiting the loading area.
- In order to provide for pedestrian safety during the construction period for the Asian Art Museum, the museum's construction manager could ensure that pedestrian walkways are maintained, as determined to be necessary by the Traffic Engineering Division of the Department of Parking and Traffic, during remodeling of the existing library building and construction of the addition to that building. Coordination between the project sponsor, construction contractor and City departments shall also include the development of measures to ensure adequate pedestrian safety during the construction period. Typically, these measures include the placement of flag persons, warning signs, and barriers to control and protect pedestrian and auto traffic from construction vehicles, activity and equipment.

Improvement Measure

- The Asian Art Museum would include secure bicycle parking facilities for employees and would provide employee showers to encourage bicycle commuting. This measure would also reduce emissions of criteria air pollutants, benefiting air quality.

AIR QUALITY

- The project sponsor would require the contractor(s) to sprinkle exterior demolition sites with water during demolition, excavation and construction activity; sprinkle unpaved exterior construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soil, sand or other such material; and sweep surrounding streets during demolition and construction at least once per day to reduce particulate emissions. Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose.
- The project sponsor would require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of PM₁₀ and other pollutants, by such means as a prohibition on idling of motors when equipment so not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

Improvement Measure

- The museum would design and implement a trip reduction program to target visitor travel. For example, the museum could offer discount admission upon presentation of a valid transit pass or other proof of transit use payment. The museum could also provide MUNI, BART, Golden Gate Transit, SamTrans, Caltrain, and AC Transit information at its information desk. The museum currently has a program in place at its existing location in Golden Gate Park that incorporates some of the above measures.

NOISE

- If pile driving were included in the project, the project sponsor would consult with the Department of Public Works to determine the time when pile driving would cause the least disturbance to neighboring uses. The project sponsor would require that the construction contractor(s) limit pile driving activity to result in least disturbance to people. This could require a work permit from the Director of Public Works pursuant to San Francisco Noise Ordinance Section 2908, if pile driving during nighttime hours were determined to be less disruptive to neighboring uses.
- If pile driving were included in the project, the project sponsor would require that the project contractor(s) predrill holes (if feasible based on soils) for piles to the maximum feasible depth to minimize noise and vibration from pile driving.
- The project contractor(s) would be required by the project sponsor to use construction equipment with state-of-the-art noise shielding and muffling devices.

GEOLOGY/TOPOGRAPHY/HYDROLOGY

- One or more geotechnical investigations by a California-licensed geotechnical engineer are included as part of the project. The project sponsor and contractor(s) would follow the recommendations of the final geotechnical report(s) regarding any excavation and construction for the project.

HAZARDS

- The project sponsor would ensure that building surveys have been or are conducted to identify asbestos-containing materials, PCB-containing electrical equipment, lead-based paint, fluorescent light tubes that may contain mercury, and any other potentially hazardous building materials. If necessary to protect public health, construction workers, or the environment, removal, abatement, and disposal of identified hazardous building materials or other hazardous substances would be conducted prior to demolition of existing structures, as required by the Bay Area Air Quality Management District, the California Occupational Safety and Health Administration, and federal, state, and local laws, including Titles 22 and 23 of the California Code of Regulations (Hazardous Materials and Water Quality), Chapter 36 of the San Francisco Building Code (Work Practices for Exterior Lead-Based Paint), and the City's Hazardous Materials Ordinance.

MEASURES UNDER CONSIDERATION BY THE PROJECT SPONSOR

TRANSPORTATION

- The Asian Art Museum could include secure bicycle parking facilities for visitors to encourage bicycle travel. This measure would also reduce emissions of criteria air pollutants, benefiting air quality.

AIR QUALITY

Improvement Measure

- To help induce shifts from vehicles to transit, the Asian Art Museum could institute a Transportation Demand Management Programs for employees. Such programs typically target primarily commute trips, with various educational, assistance and incentives measures to encourage carpooling and vanpooling, and transit use. These measures may be accompanied by such “disincentives” to low-occupant private vehicle use as restricting the amounts and/or location of parking made available to employees, and charging fees for all-day parking. The effectiveness of these programs is variable, but they are most appropriate and effective when there are substantial constraints to vehicular travel, circulation and storage coupled with suitable options such as excellent transit accessibility. San Francisco in general, and its Civic Center in particular, exhibit this combination of factors. The museum could, at a minimum, provide transit information to all staff members and could also subsidize, through provision of Commute Checks or cash rebates, MUNI and other transit passes for employees who regularly use transit to commute.

NOISE

- The project sponsor could require the general contractor(s) to construct barriers around the 45 Hyde Street site and around stationary equipment such as compressors, which would reduce construction noise by as much as five dBA, and to locate stationary equipment in pit areas or excavated areas, as these areas shall serve as noise barriers.

E. ALTERNATIVES TO THE PROPOSED PROJECT

ALTERNATIVE A: NO PROJECT

This alternative would entail no change to the site. The Asian Art Museum would not relocate from Golden Gate Park. Under this alternative, seismic strengthening of the old Main Library building would not occur as planned, because the bond funding was earmarked to convert the old Main Library building for use as the Asian Art Museum. This alternative could entail future reuse of the building by another City department (or, less likely, by a private entity, which could require sale of the building by the city and rezoning).

Under this alternative, effects relative to the Asian Art Museum project described herein and in the Main Library/Asian Art Museum FEIR and the 1996 EIR Addendum would not occur. The environmental characteristics of this alternative would be generally as described in the setting portions of this report and of the Main Library/Asian Art Museum FEIR. This alternative would

preserve the option to develop the project site with a larger or smaller development proposal; the old Main Library building could remain vacant and unused for an indefinite period of time.

ALTERNATIVE B: FULL PRESERVATION ALTERNATIVE

A historic preservation alternative would integrate the museum's program with the old Main Library building such that most significant historic architectural features of the existing building could be maintained. Since the process of integration produces certain design or program conditions that are less than ideal, it is not possible for any alternative to avoid breaching the Secretary of the Interior's *Standards for Rehabilitation* in some particular. However, unlike in the proposed project, in which Museum program dominates, this Full Preservation Alternative would consider the important historic architectural features of the existing building on at least an equal footing with the program requirements.

The Full Preservation Alternative would fill in the north light court at the lower level and first, second, third and fourth floors. (The proposed project design fills in only the lower level and main floor.) The Full Preservation Alternative would also fill in the south light court at the lower level and main and second floors, which is one level more than the proposed project.

The Full Preservation Alternative would include a base isolation system and concrete shear walls to provide seismic strength, as with the project. A new circulation armature that would be constructed within the "notch" in the project block at the 45 Hyde Street site would provide additional shear (lateral) support. In the second floor stair loggia, seismic strengthening would be accomplished without removal of the existing Piazzoni murals and travertine and faux travertine panels that compose the walls.

Exterior changes under the Full Preservation Alternative would be extremely limited. This alternative would avoid putting all the new boilers, chillers, cooling towers, air handlers and ductwork on the roof of the existing building within a new hipped roof penthouse, as the would the project; instead, these elements would be located elsewhere in the building or off-site to reduce the impact on the exterior massing of the building. The five Lentelli sculptures on the west (Larkin Street) elevation of the building would be maintained in place, repaired and conserved. New window glazing would minimize changes in external appearance (likely by avoiding translucent white glass).

As for the building's interior, the existing circulation pattern, or parti, would be retained. Exceptionally Significant Interior Spaces, including the Monumental Staircase and the second floor stair loggia (including the Piazzoni murals on three walls), would remain intact. Two existing ornamental stairs in the south wing would also be retained, as would the existing locations of the primary. The elevator lobbies would be retained as well. Also retained would be the Main Entrance Hall, Vestibule, and primary north-south corridor, as they would under the proposed project.

In addition to the above spaces, all other Exceptionally Significant Interior Spaces on the second floor, including the Great Hall and the two large reading rooms, would be retained in their

present configuration. The reading rooms would not be fitted with a new floor level, as in the project. The stacks in the north (McAllister Street) wing of the old Main Library building would be demolished, as with the project. The Full Preservation Alternative would combine the former stacks area with the existing north light court to gain additional floor space. The south light court would be used as interior space at the ground floor, and would remain an open courtyard at the second floor and up.

The ground floor would contain functions that do not require ticketing, including Lobby/Entry; Existing Elevators, Main Stair and Ornamental Stairs; Museum Store, with direct access to the Entry Lobby to encourage visits before or after visiting galleries; Café, Lounge and Kitchen; Resource Center & Classrooms; and Museum Library. On the second floor queuing, ticketing, and access to galleries would occur in the Great Hall, reached via the Monumental Staircase. The Great Hall would thus retain its historic function as a central gathering and dispersal space for building visitors. Visitors would proceed south from the Great Hall into permanent collection galleries in the large reading rooms, and north from the Great Hall to temporary-exhibition galleries. One-way traffic through the temporary-exhibition galleries would end at the west side of the stair loggia, from where a visitor could descend the Monumental Staircase or move into the permanent galleries. One-way traffic through the permanent galleries would be via entry from the Great Hall on the second floor, proceeding clockwise through the monumental reading rooms to the northwest corner of the building. There, visitors would ascend a new stair that would be built in the former stacks to reach the fourth floor (present third floor), proceed through new galleries, and descend another new staircase to return to the Great Hall.

A new third floor would be constructed only within the existing north stacks and existing north light court; this partial third level would be used for administrative offices. The fourth floor would be at the level of the existing third floor, and would contain galleries and office space. As with the proposed project, the Full Preservation Alternative would accommodate a future auditorium/theater addition at the 45 Hyde Street site and future extension of the McAllister Street wing of the old Main Library.

By maintaining most of the Exceptionally Significant Interior Spaces, as designated in Planning Code Article 10, in their existing condition, including the main entrance lobby, vestibule, north-south corridor and elevator lobbies on the main floor and the Monumental Staircase, stair loggia and Piazzoni murals, Great Hall, and two large reading rooms on the second floor, and by rehabilitating other Exceptionally Significant Interior Spaces following seismic upgrading work, the Full Preservation Alternative would avoid substantial adverse effects on the most important historic architectural features of the old Main Library building. Similarly, by not constructing the rooftop mechanical penthouse and screen, maintaining the statues on the Larkin Street facade, and minimizing changes to existing windows, this alternative would reduce adverse effects on historic architectural resources, compared to the proposed project. Although it is not clear that this alternative would be in full compliance the Secretary of the Interior's *Standards for Rehabilitation*, absent a more detailed design, particularly in regard to the building exterior, the Full Preservation Alternative would not adversely affect Exceptionally Significant Interior

Spaces designated in Article 10 of the Planning Code, and therefore would not be anticipated to result in significant adverse effects on historic architectural resources.

Absent construction of the rooftop mechanical penthouse, the Full Preservation Alternative would also avoid a potentially significant effect on increased shadow on Civic Center Plaza. Although no detailed design of the HVAC system under this alternative is available, it is assumed that shadow impacts would be substantially less than with the proposed project, and relatively closer to existing conditions than to conditions with the project. Exterior changes would be somewhat less apparent than with the proposed project, principally because the Full Preservation Alternative would not include the hipped roof mechanical penthouse and screen. Because the program under this alternative would be similar to that with the proposed project, effects related to transportation, air quality, and growth inducement would be similar to those of the project.

The project sponsor has rejected this alternative for the following reasons: Permanent gallery space would be substantially less, compared to the proposed project, which would result in less permanent gallery space than currently exists at the existing Asian Art Museum in Golden Gate Park. Gallery space on the fourth floor would have a floor-to-ceiling height of only 8'6" (assuming installation of the same HVAC duct system as currently proposed), which would preclude the placement of any tall exhibit pieces. This relatively low ceiling height would contrast with the approximately 30-foot ceiling height in the second floor permanent galleries under this alternative (with no installation of a new third floor level in the second floor reading rooms). Temporary gallery space on the second floor would also be substantially less than would be provided with the project as proposed. Use of the Great Hall under this alternative would eliminate the program requirement for overflow "blockbuster" exhibit space and revenue-producing events. The Great Hall could not be used as a lecture hall. This alternative would meet almost none of the project sponsor's objectives of transforming "dark, static areas . . . into dynamic, light filled spaces full of movement," and would not meet circulation or orientation objectives of the sponsor. In summary, the project sponsor believes that this alternative is not suitable for consideration from functional and funding viewpoints.

ALTERNATIVE C: REDUCED IMPACT ON HISTORIC ARCHITECTURAL RESOURCES

This alternative would be the seismic upgrade and adaptive reuse of the old Main Library building for the Asian Art Museum, with reduced impacts on the historic resource. It would include some of the interior changes proposed with the project, but would avoid substantial alterations to most of the Exceptionally Significant Interior Spaces designated in Article 10 of the Planning Code. Specifically, this alternative would retain intact the second floor stair loggia, including the Piazzoni murals. Rather than a new floor level as proposed with the project, this alternative would install a true mezzanine and/or self-contained two-story structure within the second floor reading rooms. Other Exceptionally Significant Interior Spaces would be retained, as they would with the proposed project, including the Main Entrance Lobby and Vestibule; the Monumental Staircase; and the Great Hall. Exceptionally Significant Interior Spaces on the ground floor that would be demolished or substantially altered with this alternative would

include the two elevator lobbies and the primary north-south corridor. To gain space lost, compared to the project, by the reduced changes to the two-story second floor rooms, this alternative would construct three additional stories above the lower level extension at 45 Hyde Street, the same building envelope as proposed in Phase 2 of the project. A mechanical penthouse would be constructed to hide rooftop heating, ventilation, air conditioning and other equipment, as with the proposed project. Base isolation and concrete shear walls would be constructed, similar to the seismic upgrade program with the project.

Under this alternative, the project would include a modified version of the proposed Central Court, which would serve many of the same functions as with the project as proposed. As with the project, the modified Central Court would provide a gathering space and queuing for ticket purchasing. Unlike the project's three-story Central Court, the modified Court would be a two-story space, with a solid ceiling, rather than skylights. The north wall of the south reading room, including arched windows at the second level, would be retained intact. The south wall of the building's McAllister Street wing would be removed to open up the Central Court, as with the proposed project. There would be no changes in wall openings to the modified Central Court at the second story, compared to the project, which would eliminate the two-story arched windows at the second level. Under this alternative, the proposed glass-enclosed stairway or escalators would not be built. New elevators and a new staircase would be constructed in the southeast corner of the Central Court to transport patrons to the permanent galleries in the second floor of the old Main Library building and second and third stories of the 45 Hyde Street addition.

On the second floor, galleries would be constructed, as with the proposed project, but there would be no new full floor level added in the two primary and three smaller reading rooms. Instead, small mezzanines would be constructed or separate self-contained structures would be inserted into these spaces to display objects. No new openings would be cut into the exterior walls of the south reading room or of the stair loggia and, as noted, the Piazzoni murals would remain. The existing third floor would be remodeled, as with the project.

Effects on historic architectural resources would be less substantial than with the proposed project, because this alternative would include fewer changes to the Exceptionally Significant Interior Spaces designated in the Planning Code. Notably, and in contrast to the proposed project, this alternative would retain the second floor stair loggia, including the Piazzoni murals in Room 290, and would not install a new full floor level in the second floor reading rooms; mezzanines and/or self-contained structures within these large double-height spaces would have less effect on a viewer's perception of these monumental spaces than the full floor level, and could be removed in the future relatively easily. This alternative would not fully comply with the Secretary of the Interior's *Standards for Rehabilitation*. Shadow impacts are assumed to be similar to those of the proposed project, as this alternative assumes construction of a comparable rooftop mechanical penthouse and envelope at 45 Hyde Street. Because museum program under this alternative would be fundamentally the same as with the proposed project, effects related to transportation, air quality, and growth inducement would be similar to those of the project.

The project sponsor believes that this alternative would result in internal circulation problems, including discontinuities in floor heights; would not accomplish the program objective of relating the path of travel to the origin and spread of Buddhism in that Buddhism is a common thread throughout Asia; would preclude future expansion that is necessary for the long term viability of the museum; and would not meet the program's architectural objectives.

CHAPTER II

PROJECT DESCRIPTION

A. PROJECT SPONSOR'S OBJECTIVES

The Asian Art Museum seeks to expand the space available to display and care for the museum's permanent collection, as well as to develop gallery space for temporary exhibits, which currently require that art in the museum's permanent collection be temporarily removed from display. The Commission also seeks to relocate to the old Main Library building to create a separate identity for the Asian Art Museum, currently located within the M.H. deYoung Museum building in Golden Gate Park.

Special exhibitions (not involving a museum's permanent collection) are a major activity that draws visitors to most museums (Sano, 1998). Therefore, among the Asian Art Museum's primary objectives in this project is to gain gallery space to allow for presentation of traveling and other temporary exhibitions without having to remove large portions of its permanent collection from display. At the existing museum in Golden Gate Park, the Asian Art Museum has no dedicated gallery space for display of non-permanent items. Total existing gallery space is approximately 28,000 sq. ft. The project would provide about 8,000 sq. ft. of gallery space for temporary exhibitions, with an additional 3,500 sq. ft. of temporary display space available in a shared gallery / event room / temporary auditorium. Gallery space devoted to the permanent collection would increase by about 1,000 sq. ft., to 29,000 sq. ft., and total gallery space, by about 9,000 sq. ft., to 37,000 sq. ft.

Subject to when funding becomes available, under a second phase of the project, analyzed herein the museum also seeks to provide permanent space for performances, lectures and the like to rectify an absence of such space in the Golden Gate Park location. Finally, in a third phase also analyzed in this SEIR, the museum seeks to provide for further expansion by construction of an extension to the old Main Library building's north wing on Fulton Street to Hyde Street. The museum considers this future expansion critical to its long-term operational needs, as the museum's collection is expected to continue to grow.

The Asian Art Museum also seeks to add space for educational activities. At present, the museum has one combination classroom, board room, and meeting room. The museum is also in need of additional art storage and art conservation and restoration space, all of which the museum believes are very limited at the Golden Gate Park site.

In its 1996 Master Plan (Lord, 1996), the Asian Art Museum identifies five goals:

- Open the New Asian in the Civic Center by the end of 2000;

- Expand relationships with Asian-American communities;
- Increase awareness of and support for the New Asian among all public and private sectors;
- Make the New Asian user-friendly and responsive to its visitors' interests and needs; and
- Develop economic and cultural exchanges within the Pacific Rim.

The Master Plan for the museum states that the following goals, taken together, indicate the broad mandate of the New Asian Art Museum:

“LOCAL: Located in the Civic Center, the New Asian will be more closely connected with the City in the public mind and will be accessible to the entire Bay Area. By renewing and extending relationships with Asian communities, the Museum will be serving the local community.

“STATE: As the Asian Art Museum in California, the state with the largest population of Asian Americans, the New Asian could play a leadership role in providing educational materials and art programs to schools throughout the state through print materials, small traveling exhibitions and new communication technologies. [Sponsor’s emphasis]

“NATIONAL: The Asian Art Museum of San Francisco is the first one in the United States devoted exclusively to the Arts of Asia, and it remains one of the most important collections in the country. Its national role includes the circulation and hosting of major exhibitions, scholarship and research. Consideration should be given to expanding the national role of the New Asian to include leadership in education – particularly in creating awareness and appreciation for the diversity of Asian art and culture among Asians and others.”

“INTERNATIONAL: The museum plays an active role internationally in circulating and hosting exhibitions, in providing technical expertise in conservation and seismic mitigation, and in scholarship and research. As trade and cultural exchange expands between Asia and America, the New Asian has the opportunity to expand its international role to become a meeting place between East and West. New Direction objectives include the establishment of a corporate membership program to facilitate this type of ‘meeting place.’ An international membership program might also be appropriate” (Lord, 1996, pp. 8-9).

The Asian Art Museum has selected as the project adaptive reuse of the old Main Library building in the San Francisco Civic Center. The museum believes that the rehabilitation and adaptive reuse of the former library would leave its Beaux Arts exterior essentially unchanged, and that the design would retain historically significant architectural spaces and details of the interior: the entrance, grand staircase, loggia and great hall, vaulted ceilings, travertine and faux travertine finishes, skylights, inscriptions, molded pilasters, significant light fixtures and stone floors. The sponsor believes the design for the adaptive reuse of the old Main Library as the new Asian Art Museum would meet the challenge of creating an inspirational showplace for an

unparalleled collection of precious art, while preserving the integrity of a building that is a contributing component of the Civic Center's classical Beaux Arts design (Asian Art Museum, 1997).

According to the design architect, the proposed alterations to the old Main Library building are necessary to accommodate the Asian Art Museum and reflect the change in the building's function. "It transforms dark, static areas that suited the library requirement into dynamic, light filled spaces full of movement that are the function of a museum. . . . It provides a sky-lighted piazza that wraps around the grand staircase by providing public access to the teaching areas, cafe, and [museum] store, thus preserving the area but giving it much needed light, a sense of place and free public amenities. The circulation pattern is kept simple so at all times the patrons clearly understand where they are located in any area of the museum, without having to resort to a map" (Aulenti, 1997).

A key objective of the proposed circulation pattern is to relate the path of travel through the old Main Library building to the origin and spread of Buddhism (both geographically and chronologically) in that Buddhism is a common thread throughout Asia and Asian Art.

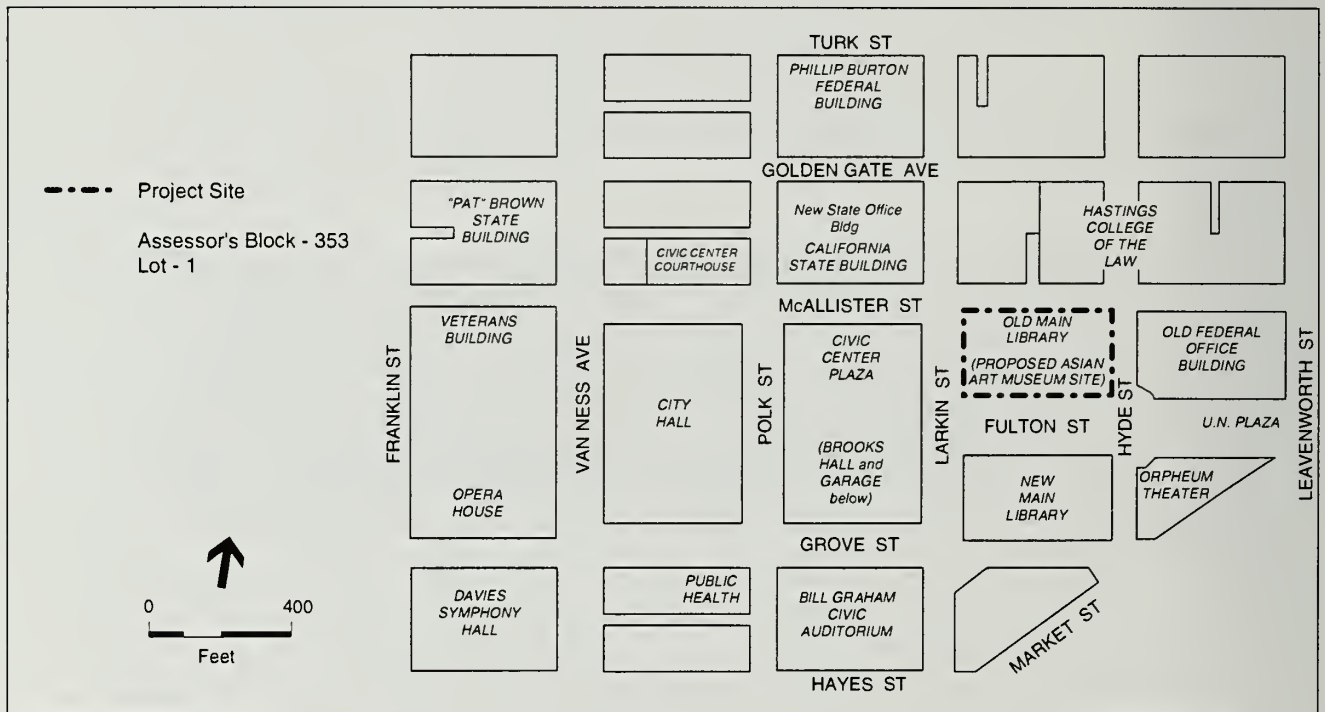
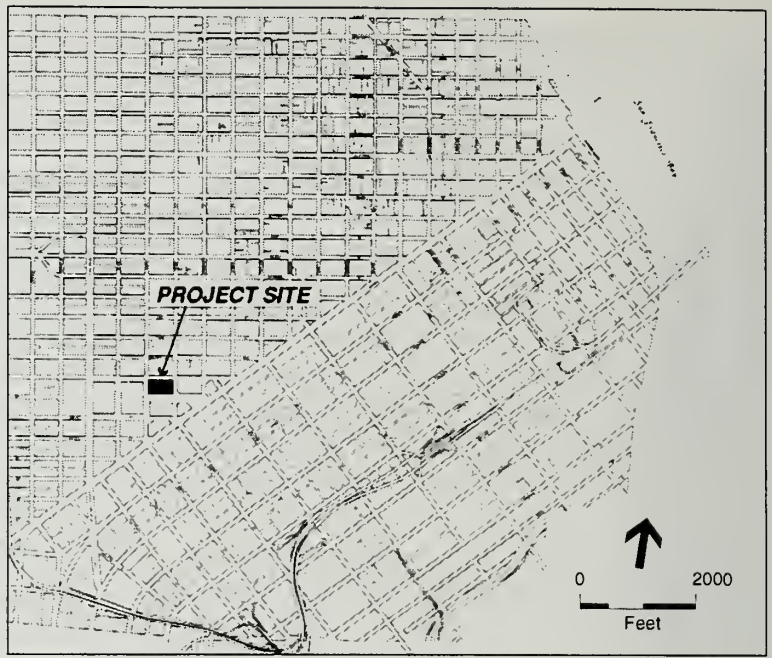
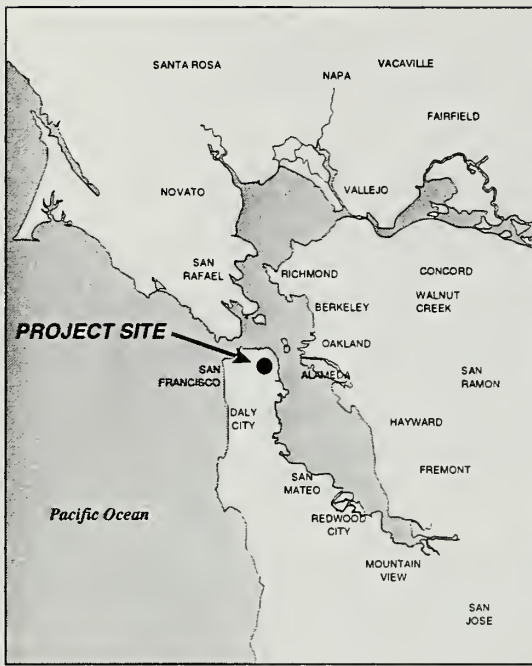
In seismically upgrading the old Main Library building, the Asian Art Museum seeks to achieve a high level of protection for its collection: no loss of collection value in a Richter Magnitude 7.0 earthquake, and loss of less than one percent of the displayed collection value and no loss of collection value in art storage in a Magnitude 8.3 earthquake.

B. SITE LOCATION AND PROJECT CHARACTERISTICS

SITE LOCATION

The project site, located in the San Francisco Civic Center, occupies the entire block bounded by Larkin, McAllister, Hyde, and Fulton Streets, and consists of Lot 1 in Assessor's Block 353 (see Figure 1). The approximately 90,000-sq.-ft. site contains the old Main Library building, now unoccupied, and a vacant site formerly the location of a three-story city office / library annex building at 45 Hyde Street, demolished in November 1997. The project site is in a P (Public) use district and an 80-X Height and Bulk District. The site is within the local Civic Center Historic District, designated under Article 10 of the San Francisco Planning Code, as well as in a Historic District and a National Historic Landmark District, both listed on the National Register of Historic Places.¹

¹ Both federal designations recognize the importance of a group of historic buildings; the Historic Landmark District is a more selective designation and applies to fewer properties nationwide. Neither designation is regulatory except in the case of granting of federal tax credits for preservation projects (not proposed for this project). For federally funded projects, listing on the National Register requires that the federal agency granting approval or funding must consider effects of the project on historic resources. No federal funding is included in the Asian Art Museum project.



SOURCE: Environmental Science Associates

97.750E Asian Art Museum / ESA 970419 ■

Figure 1
Project Location

PREVIOUSLY ANALYZED PROJECT

As described in the Main Library/Asian Art Museum FEIR, remodeling and expansion of the old Main Library building to accommodate the Asian Art Museum – under a development program similar to that currently proposed – is to begin after completion of the new Main Library and relocation of all library services to the new building. With completion of the new Main Library and vacation of the old Main Library building, the Asian Art Museum is thus preparing to seek approvals required for remodeling and converting the old Main Library building to museum use. The Main Library/Asian Art Museum FEIR analyzed the conversion of the old Main Library for the adaptive reuse by the Asian Art Museum. Although the museum's current design proposal was not complete, the Main Library/Asian Art Museum FEIR analyzed a development program basically the same as that currently proposed regarding its main components, and with similar exterior alterations. The interior alterations currently proposed are somewhat different than the interior plan described in the FEIR.

The Main Library/Asian Art Museum FEIR evaluated exterior alterations to the old Main Library building including removing the library name and inscription above the Larkin Street entrance and installing a sign identifying the building as the Asian Art Museum and Chong-Moon Lee Center for Asian Art and Culture; removing the inscribed references to literary figures from the building and of the cement statues above the Larkin Street doorway; installing two new doorways to replace the existing single entrance on the Fulton Street side of the building; and extending ground-level windows along Fulton Street downward to increase interior light. The name change and signage were approved in 1996, and the signage installed in 1998. Removal of the literary inscriptions on the building exterior and lengthening of the Fulton Street windows are no longer proposed. Removal of the statues, installation of new doorways in the Fulton Street facade, and other changes currently proposed, including some not previously analyzed, are described below under Physical Alterations to the old Main Library. Demolition of the 45 Hyde Street building, analyzed in the FEIR, occurred in November 1997.

Interior changes described in the Main Library/Asian Art Museum FEIR included conversion of the General Reference room (also known as the Great Hall) to a reception room and of the west second floor reading room to a gallery; conversion of the library stacks to gallery, office and work space, including a new mezzanine level and, potentially, installation of a mezzanine level in the south reading room on the second floor.² Large canvas murals in both second floor reading rooms and on the walls of the second-floor balcony, or loggia, were to be moved, if feasible, or alternatively, covered in place. Some of these proposed changes remain in the current project, and some have been modified. For example, a new full third floor is now proposed, and all murals would be removed. The project as previously analyzed also included a

² Based on Planning Code and Building Code definitions of mezzanine, this level would have been a partial floor. This new partial floor was identified as part of a development option that would not have included construction at 45 Hyde Street. The FEIR also described an option that would have included construction on the 45 Hyde Street site of an addition to the old Main Library building, containing new gallery space and an auditorium. Under this option, no new floor would have been inserted in the south reading room. The project as currently proposed includes a new third floor as described in this SEIR and construction of an expanded lower level at the 45 Hyde Street and a theater, subject to funding becoming available. Future gallery expansion at that site could proceed, also subject to funding availability.

400-seat auditorium, which would be part of the second phase expansion at the 45 Hyde Street site, subject to available funding (see Expansion Space, p. 43, below). These changes and additional changes from the previously analyzed conceptual scheme are described below.

PROJECT CHARACTERISTICS

The project is adaptive reuse of the old Main Library building by the Asian Art Museum including: seismic upgrade, alterations to the exterior and interior of the building and an underground extension that would be about 12 feet above grade at 45 Hyde Street. (Future phases analyzed include construction of an auditorium/theater with offices above (to about 80 feet) at 45 Hyde Street, and extension of the McAllister wing towards Hyde Street. These two phases are not currently funded.) Main components of the project include 1) seismic upgrade of the old Main Library, 2) exterior alterations including a new mechanical penthouse/roof element about 16 feet tall; removal of cement statues on the Larkin Street facade, new doorways and lengthened windows on the Fulton facade, new door openings on the McAllister and Hyde frontages; construction of seismic moat; an outdoor dining area on Fulton; and enclosure of existing light courts to form an interior Central Court. A loading dock would have access on Hyde Street. 3) Interior alterations would include the following: retention of the Main Entrance Hall and Vestibule and Monumental Grand Staircases, and Great Hall; alteration of the second floor loggia including demolition of non-supporting walls and removal (and relocation) of Piazzoni Murals; addition of a new third floor including inside the south and west reading rooms; demolition of large portions of the ground and existing third floors for adaptive reuse, including creation of a three-story-tall Central Court that would surround the Monumental Staircase; and demolition of seven-story library stacks for use as museum space; conversion of library spaces to galleries, classrooms, research library, offices, museum store and cafe. No parking would be provided.

The proposed project would change the use of the old Main Library building within the existing structure and would expand the existing basement, or lower level, onto a portion of the 45 Hyde Street part of the site, resulting in approximately 180,000 gross square feet (gsf), or about 3 percent more space than was used by the library (174,000 gsf). The 180,000 gsf is about 20 percent less space than the approximately 224,000 gsf described and analyzed for the Asian Art Museum in the Main Library/Asian Art Museum FEIR. Subject to available funding, the project would also include construction of approximately 68,500 gsf of additional space at 45 Hyde Street, which would bring the total program to approximately 248,500 gsf (see Expansion Space, p. 43).

The program would provide about twice the space of the museum's existing 90,000-gsf space in Golden Gate Park. (Because of certain inefficiencies in the reuse of the old Main Library, the increase in net square footage of usable program space from the Golden Gate Park location would be about 65 percent, from 73,000 sq. ft. to 121,500 sq. ft.) Gallery (exhibit) space would increase over that in the existing Museum by more than 25 percent. The principal change regarding gallery space is that the museum would gain space to mount temporary exhibitions without having to store portions of its permanent collection during temporary exhibits, as at

present. That is, the existing Golden Gate Park building does not contain any gallery space dedicated to temporary exhibitions, while the project would provide about 8,000 sq. ft. of such dedicated space, with more than 3,500 sq. ft. of additional temporary exhibition gallery space in the Great Hall. Gallery space devoted to the permanent collection would increase only slightly, however, compared to present conditions – from about 28,000 sq. ft. to about 29,000 sq. ft.

Table 1 details the proposed Museum area by use, in net (usable) square footage. Table 2, p. 27, compares the design as developed to the project analyzed in the Main Library/Asian Art Museum FEIR.

PHYSICAL ALTERATIONS TO THE OLD MAIN LIBRARY

The project would seismically strengthen and remodel the old Main Library building to accommodate gallery, office, conservation, research, education, retail, and storage space for the Asian Art Museum, which is currently located in Golden Gate Park. The project would include exterior and interior alterations to the old Main Library building, which is a Contributory building within the local Civic Center Historic District under Article 10 of the San Francisco Planning Code, and within a Historic District and a National Historic Landmark District, both listed on the National Register of Historic Places.

Seismic Upgrade

According to a study of the old Main Library's structural condition, the seismic strengthening program must address ten key areas of the building, five structural and five non-structural (Rutherford & Chekene, 1992). Structural concerns are:

- 1) The unreinforced masonry walls between the building's steel frame members provide inadequate resistance against lateral (shear) forces that could result from an earthquake.
- 2) The north wing (former library stacks), essentially one 56-foot-tall room, in particular, is lacking structural bracing and the north wall is relatively weak. (Some repairs were undertaken in this area following the 1989 Loma Prieta earthquake, which damaged the stacks.)
- 3) Concrete floor and ceiling diaphragms are inadequately reinforced and not well connected to the walls.
- 4) The two central interior light courts, on either side of the Monumental Staircase, diminish the lateral strength provided by floors and roof.
- 5) The foundation footings are inadequately tied together to adequately resist seismic loads.

TABLE 1
PROJECT CHARACTERISTICS (NET SQUARE FEET)

Proposed Uses	Current Project NSF^{a,b}	Potential Expansion Space (45 Hyde) NSF^{a,b,c}	Total
Galleries	37,500	15,000	52,500
Public Areas ^d	21,500		21,500
Service ^e	16,000	9,000	25,000
Art Storage	15,000		15,000
Administration	10,300	16,500	26,800
Library	4,500		4,500
Education	3,200		3,200
Conservation/Photography	5,300		5,300
Retail	3,000		3,000
Cafe	5,200		5,200
Auditorium/Theater (≈400 seats)	—	<u>14,500</u>	<u>14,500</u>
TOTAL	121,500	55,000	176,500
Parking Spaces	0		
Loading Spaces	2 van plus 1 semi-trailer truck		

^a Net Square Feet, exclusive of exterior walls, stairs and elevators, hallways, and mechanical and electrical service space

^b Approval actions will consider the project expressed in gross square feet, rather than net square feet, and therefore square footage figures may be expected to vary somewhat from those herein. However, the minor differences would not affect the analysis of impacts in this SEIR.

^c Other than the proposed auditorium/theater, the potential expansion space program at 45 Hyde Street (project phases 2 and 3) is diagrammatic, and no formal design work has proceeded.

^d Great Hall, Monumental Grand Staircase, Second Floor Loggia, Central Court, Lobby. As noted in text, Great Hall (3,500 sq. ft.) would serve as special gallery space and a temporary auditorium.

^e Workshops, Shipping, Equipment Rooms

SOURCE: Hellmuth, Obata & Kassabaum, Inc.; LDA Architects, Inc.; Robert B. Wong, AIA, Architects/Planners; in association with Dott. Arch. Gae Aulenti, FAIA

TABLE 2
COMPARISON OF FEIR PROJECT WITH CURRENT, MORE DETAILED DESIGN

Principal Feature	FEIR Project	Current Project
Exterior Features		
Rooftop mechanical equipment	Not discussed	16-ft. hipped roof penthouse/screen on Larkin; 7-ft. hipped roof screen on Fulton, McAllister
Library identifying inscription	Replace with Asian Art Museum sign	Replace with Asian Art Museum sign (completed 1998)
Larkin Street doors	Retain	Retain
Larkin Street second floor windows	Retain	Retain; install translucent glass behind windows
Statues over Larkin Street entrance	Remove	Remove
Fulton Street ground floor facade	Replace existing entry with two entries	Retain but do not use existing entry; install 5 new entries in place of existing windows
Fulton Street ground floor windows	Lengthen windows	Retain (except as noted above)
Fulton Street second floor windows	Retain	Retain; install translucent glass behind windows
Literary inscriptions	Remove	Retain
45 Hyde Street addition	80 feet tall; full site	80 feet tall, partial site; future expansion potential to full site.
45 Hyde Street lower level	Not discussed	Extension of old Main Library lower level
Interior Features		
Second Floor Reading Rooms (201, 202, 203, 210, 218)	Potential addition of new partial floor / mezzanine in 210 (so. reading rm.)	Add new full floor, with 5-ft. setbacks from outer walls in 201 & 210 (west & south reading rms.); create new openings in north wall of 210; demolish east wall of 201 at no. & so. ends
Entrance Vestibule (191)	Retain	Retain
Entrance Hall (101)	Retain	Retain
Corridor (190)	Retain	Retain
Monumental Staircase (S101)	Retain	Retain; alter flanking 2nd floor loggia
Great Hall (200)	Retain	Retain; elevator would protrude into room
Main Stair Hall [Loggia] (290)	Retain	Demolish walls except base and entablature; add new columns
Piazzoni murals (in 290)	Remove or cover in place	Remove, relocate outside project
Elevator Lobbies (192, 193)	Not discussed (retain)	Demolish
Fulton Lobby, Vestibule (198A, 198)	Demolish; relocate entry	Close door; convert to cafe dining room
Corridor (190B)	Not discussed (retain)	Demolish most; incorporate in Central Court
Corridor (190A)	Not discussed (retain)	Demolish most; incorporate in Central Court
Corridor (194)	Not discussed (demolish)	Demolish
Light Courts	Convert to galleries	Convert to Central Court
Stacks	Construct new floors; convert to galleries	Construct new floors; convert to galleries
Children's Room and Office (114, 116)	Not discussed (demolish)	Demolish
Fine Arts Dep't. and Office (118, 118B)	Not discus. (poss. demo.)	Demolish
Lurie Room (102)	Retain; conv. to other uses	Retain and divide for other uses
Staff Room (103)	Retain; conv. to other uses	Retain; convert to gallery
Corridor (291A)	Retain	Retain
Corridors (291B, 291C)	Retain	Demolish; incorporate into 201
Periodical Room (301)	Not disc.; conv. to library	Convert to library

NOTE: Numbers in parentheses refer to room numbers in old Main Library; 100 series indicates first floor, etc.; see figures in Appendix A.

SOURCE: Environmental Science Associates; Hellmuth, Obata & Kassabaum, Inc.; LDA Architects, Inc.; Robert B. Wong, AIA, Architects/Planners; in association with Dott. Arch. Gae Aulenti, FAIA

Non-structural deficiencies noted are:

- 1) Concrete fireproofing around some of the structural steel is not well reinforced and could pose a falling hazard to building occupants and contents.
- 2) The exterior stone veneer and parapet require additional anchoring to the structure.
- 3) The exterior brick (glazed clay masonry) veneer walls in the interior light courts and at the building's east facade are apparently not anchored to the structure.
- 4) The interior plaster ceilings throughout the building lack lateral bracing and could fall in a large earthquake.
- 5) Similarly, interior plaster walls, including those supporting the duMond and Piazzoni murals, lack appropriate structural support and could fall in a large earthquake.

Seismic strengthening would be accomplished by a base isolation foundation system and concrete shear walls. The base isolation system would be founded on strengthened and connected footings. Its foundation system would include approximately 200 isolators, which act like horizontal shock absorbers in an earthquake, allowing the building to move somewhat independently of ground motion. Base isolation would require excavation of a moat approximately two-and-one-half feet wide around the entire building to allow for this movement. A new basement floor slab would be poured above the foundation. The flooring of the lower level (basement) would be reconstructed about two to three feet above the existing floor level to accommodate the installation of the base isolation system below.

Shear walls, which would be constructed essentially as concrete tubes at the four corners of the building and at the Great Hall, would provide additional lateral (shear) strength against horizontal forces. The shear walls would be constructed inside the existing exterior walls, which would necessitate removing interior walls, except at the Great Hall, where the shear walls would be constructed around the outside, within the existing interior light courts and at the eastern exterior facade, to preserve the Great Hall's interior plaster and other finish materials. New interior walls would be constructed over the other shear walls. New floors would be installed and existing floors strengthened.

Unreinforced masonry (brick) walls in the two interior light courts and on the east facade would be replaced, with a stucco-like finish for those that would remain exterior walls and with a waxed plaster finish for newly created interior walls. The new finish materials would be lighter than the existing brick, resulting in less load on the structure and the foundation.

Because of the delicate nature of much of the museum's collection, the structural upgrade would be designed to exceed current code seismic performance goals of protecting the life safety of building occupants, compared to building occupants. Performance goals include no loss of total collection value in an earthquake of Richter Magnitude 7 with an epicenter within 11 miles, and loss of less than one percent of the displayed collection value and no loss of collection value in

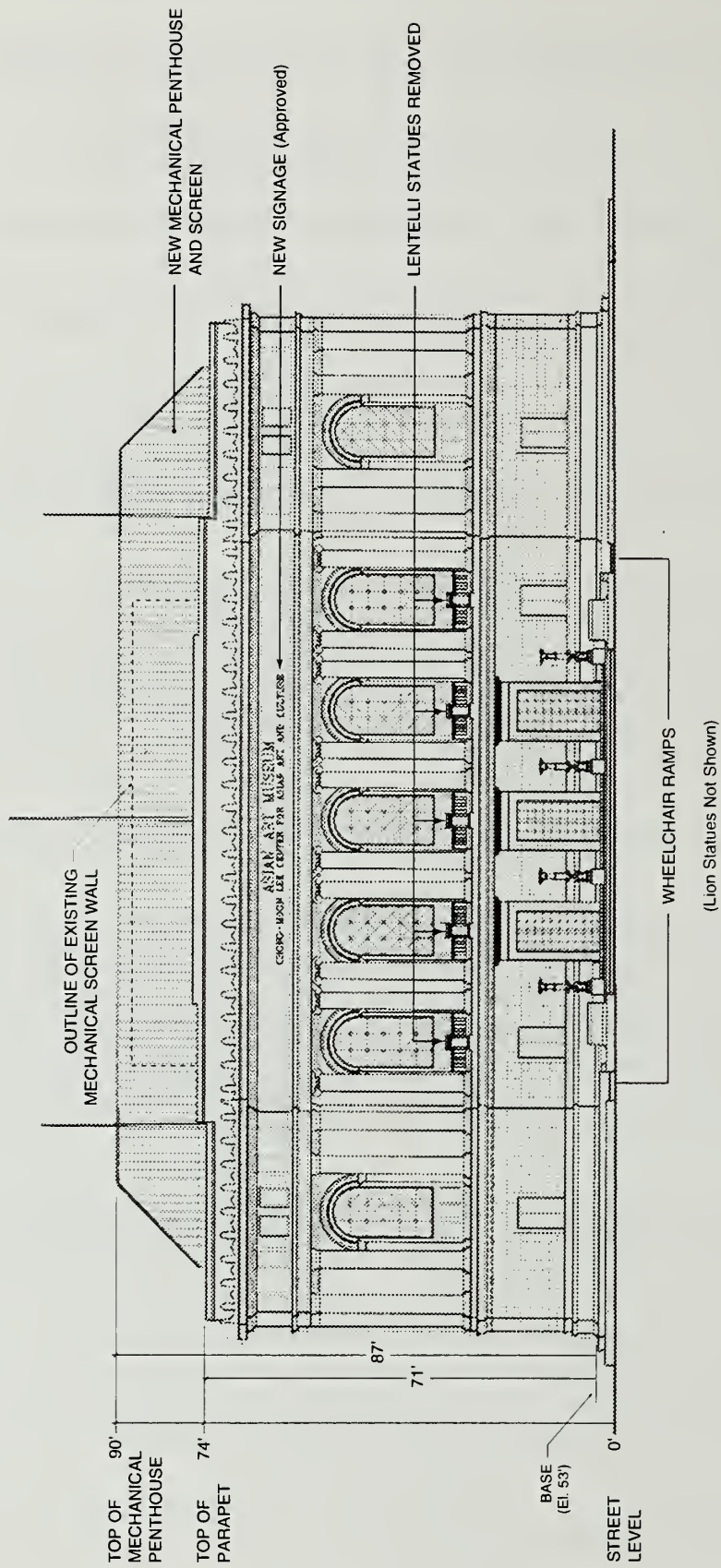
art storage in an earthquake of Richter magnitude 8.3, representative of a repeat of the 1906 San Francisco earthquake.

Exterior Alterations

Figures 2 through 5, pp. 30 through 33, show project elevations. Principal exterior alterations would include the following:

- removal of the five cement statues above the Larkin Street doorway, representing Art, Literature, Philosophy, Science, and Law;
- installation of two Chinese lions, currently outside the existing Asian Art Museum in Golden Gate Park, on new granite pedestals at the Larkin Street entrance. The existing granite pedestals at the sidewalk on either side of the Larkin Street steps would remain, but the lions would likely be installed closer to the building;
- modification of the existing Larkin Street entry stairs and wheelchair ramp to accommodate and cover the seismic moat and to conform to current disabled accessibility requirements, including the Americans with Disabilities Act (ADA).³ All three Larkin Street doors would remain. It is likely that the all three Larkin Street doors would be used by the museum. (The library most recently used the center and right-hand doors and the left-hand door was closed.);
- possible installation of sculpture in grass-covered areas in front of the building's Larkin Street facade;
- installation of four new doorways on the south (Fulton Street) side of the building, including one to serve an outdoor dining terrace at the museum cafe, one at a proposed donor/member lounge at the east end, and two code-required emergency exits; a new doorway at the east (Hyde Street) end of the building, leading from the lounge to a new outdoor Classic Chinese Garden; and two required emergency exits in the north (McAllister Street) wing of the building. The existing Fulton Street door would be fixed shut;
- modification of the south (Fulton Street) stairs to the building for construction of a new dining terrace, and the seismic moat and cover. There would be no museum access from Fulton Street;
- installation of new rooftop heating, ventilation, air conditioning (HVAC) and other mechanical equipment and construction of a 16-foot-tall hipped-roof (sloped) penthouse / screen above the Larkin Street facade and a 7-foot hipped roof screen above the Fulton and McAllister Street facades to shield this equipment from street level views.

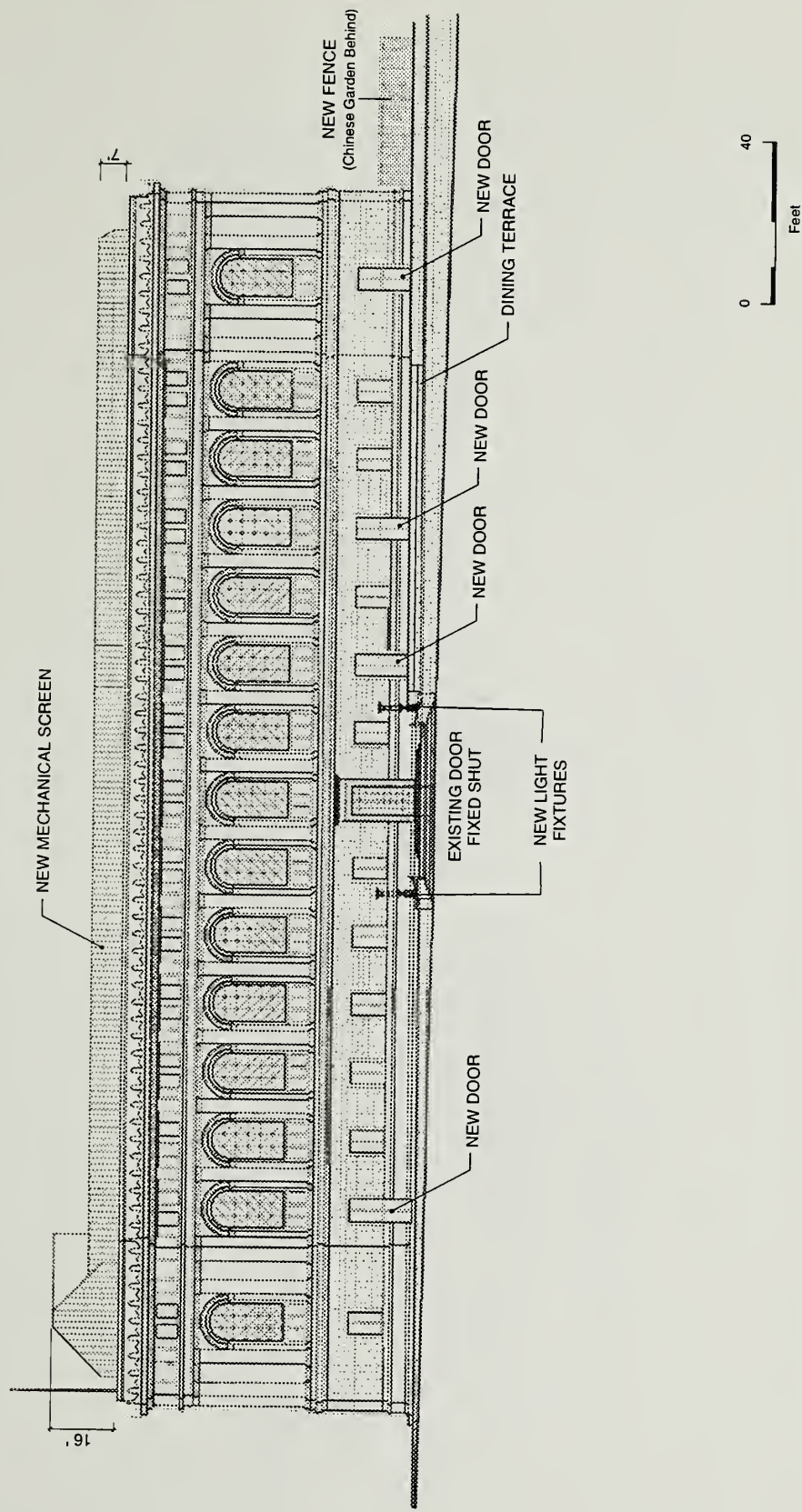
³ The program includes base isolation of the entire structure as part of the seismic upgrade. See p. 25 for additional information.

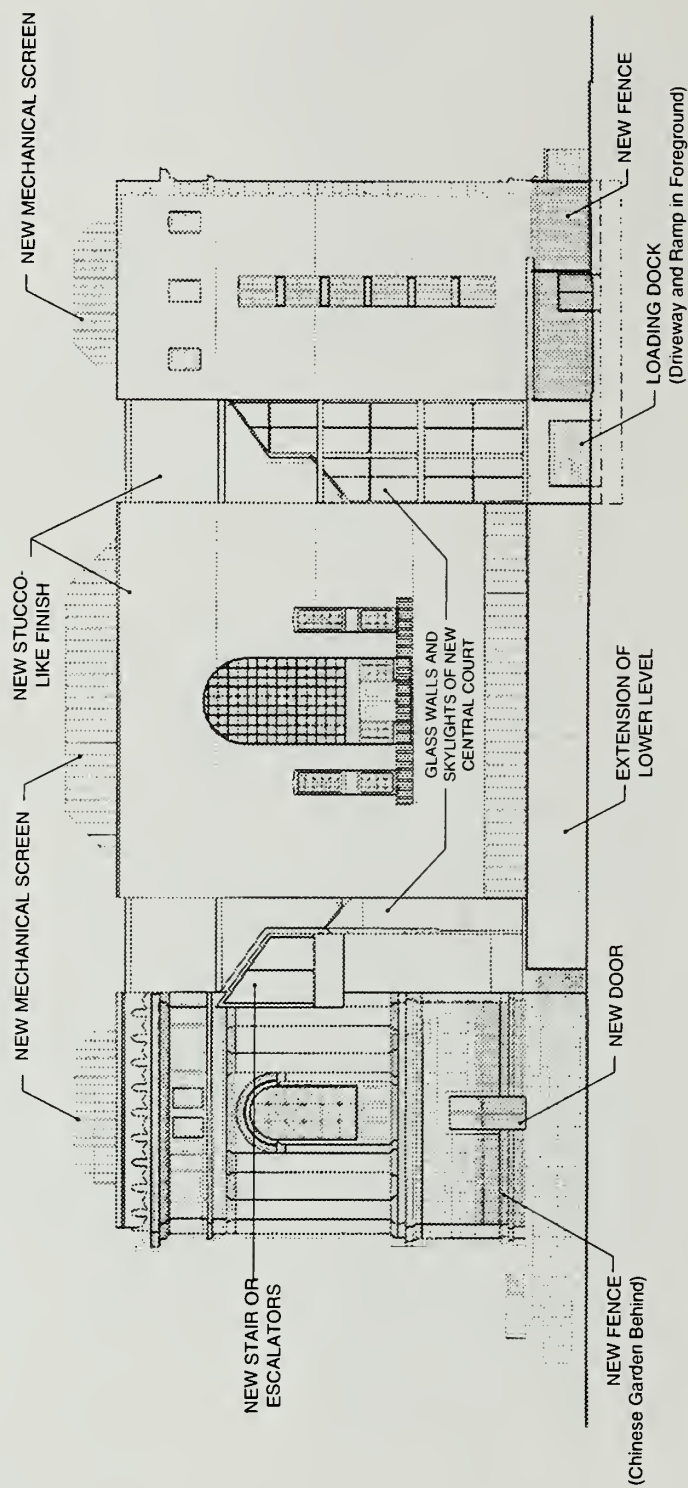


SOURCE: HOK / LDA / RWA

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Figure 2
Proposed Larkin Street Elevation



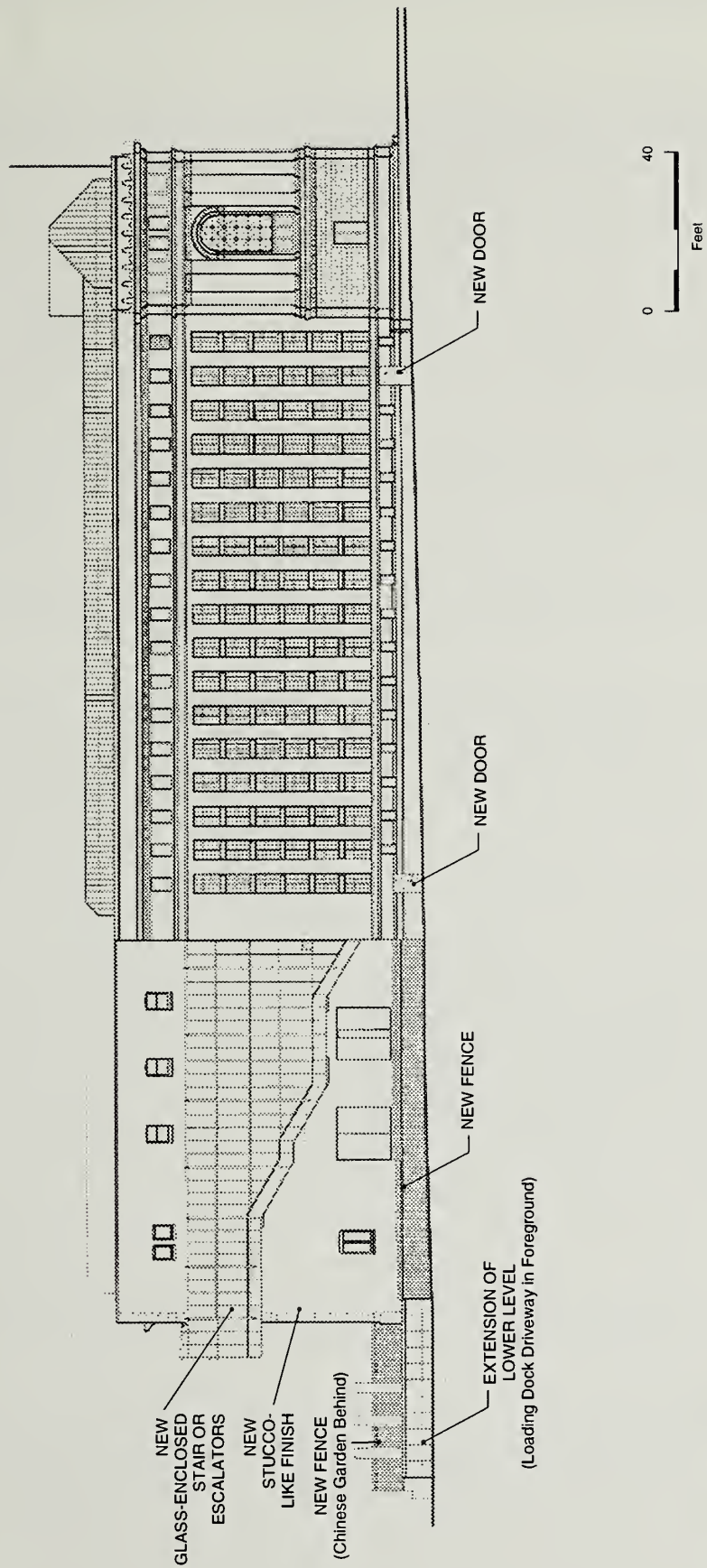


SOURCE: HOK / LDA / RWA

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Figure 4

Proposed Hyde Street Elevation



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Figure 5
Proposed McAllister Street Elevation

SOURCE: HOK / LDA / RWA

The new mechanical equipment is proposed due to conditioning requirements of the Asian Art Museum, which are more stringent than those of the library. Although the top of the mechanical penthouse would be set back approximately 20 feet from the existing cornice, and there would be no change in the height of the existing cornice line, the mechanical penthouse would increase the apparent height of the building's Larkin Street facade, as viewed from across Larkin Street for example, to approximately 90 feet above street elevation, from the existing approximately 74 feet (top of the parapet), since the penthouse would be visible from ground level except from the sidewalk immediately in front of the building (see Figure 2, p. 30).⁴ (Height to the top of the penthouse would be 87 feet above the concrete plinth, or base, on which the building sits.) The penthouse and screen would be within the 16 feet allowable for a mechanical appurtenance, under Planning Code Section 260(b)(1)(A), and thus exempt from the 80-foot height limit. Therefore, the project would not result in a change in building height under the Planning Code;

- removal of existing unreinforced glazed clay masonry (brick) in the existing interior light courts and on the building's eastern elevation and replacement with a stucco-like exterior finish (for exterior elements) and a plaster finish (for new interior elements);
- enclosure of the existing light courts⁵, including creation of large openings in existing exterior walls that would open onto the newly created indoor space. Existing windows in the side walls of the light courts would be removed, including the north wall of the Fulton wing with large arched windows at the second floor. Glass walls would be installed in the building's east facade, on either side of the Great Hall (former library General Reference room). This proposed new Central Court, which would become the principal reception area within the museum, is described further below under Interior Alterations; and
- expansion of the existing basement, or lower level, onto part of the 45 Hyde Street portion of the site to accommodate mechanical, storage, and art conservation space. Because the site slopes down to the east, this addition would be approximately 12 feet above grade at the eastern (Hyde Street) property line. Subject to funding, in the future the 45 Hyde Street site would also contain an auditorium/theater and two stories of museum office space, in an addition that would align with the height of the old Main Library building (about 80 feet above grade on Hyde Street);

The two-story arched windows on the principal Larkin and Fulton Street sides of the building and the Hyde Street end of the south wing would be retained and reglazed with clear insulated glass that would control temperature and inhibit ultraviolet light. New windows with translucent white glass would be installed inside of the existing windows. Unlike existing conditions, the

⁴ The old Main Library building has an existing rooftop mechanical screen wall 13 feet tall that is set back more than 50 feet from the cornice and that extends across about one-half of the building's width. Because of its setback, this existing screen wall is not a prominent visual feature. (Figure 2, p. 30 of this report, shows the new penthouse. The top photo in Figure 12, p. 59 of the Main Library/Asian Art Museum FEIR, reproduced as Figure A-1 in Appendix A herein, shows the existing Larkin Street facade; note that the existing mechanical penthouse is not visible.)

⁵ These existing light courts are enclosed within the building's walls and open to the sky.

two-story windows would no longer be operable. The existing exterior cast iron clathri lattice work would be re-attached to the reglazed windows. Shades would allow the control of daylight into the galleries. On the McAllister Street facade, existing clear glass would be largely replaced with a gray-green spandrel (opaque) glass to conceal new structural beams, gallery space, mechanical spaces, and elevator shaft equipment, part of the conversion of the north wing from library stacks to museum program space.

Most existing rooftop skylights would be eliminated. A new roof, with new heating, ventilation, and air conditioning units above, would replace them. The skylights over the existing stair loggia would be retained.

A loading dock would be constructed at the lower level of the old Main Library, with access to and from Hyde Street via a new ramp. Excavation would be required to a depth of about 6.5 feet at Hyde Street; a total of about 3,245 cubic yards would be removed. The project would provide two van spaces and one space for large semi-trailer trucks. The existing lower level would house storage and conservation spaces. Bicycle parking (about 10 spaces) and motorcycle parking (about 12 spaces) would be provided in this same area, also accessed from Hyde Street.

In 1998, the inscription identifying the building as the San Francisco Public Library was covered over with signage identifying the building as the Asian Art Museum and as the Chong-Moon Lee Center for Asian Art and Culture. This action was granted the required Certificate of Appropriateness by the Planning Department in 1996.

Interior Alterations

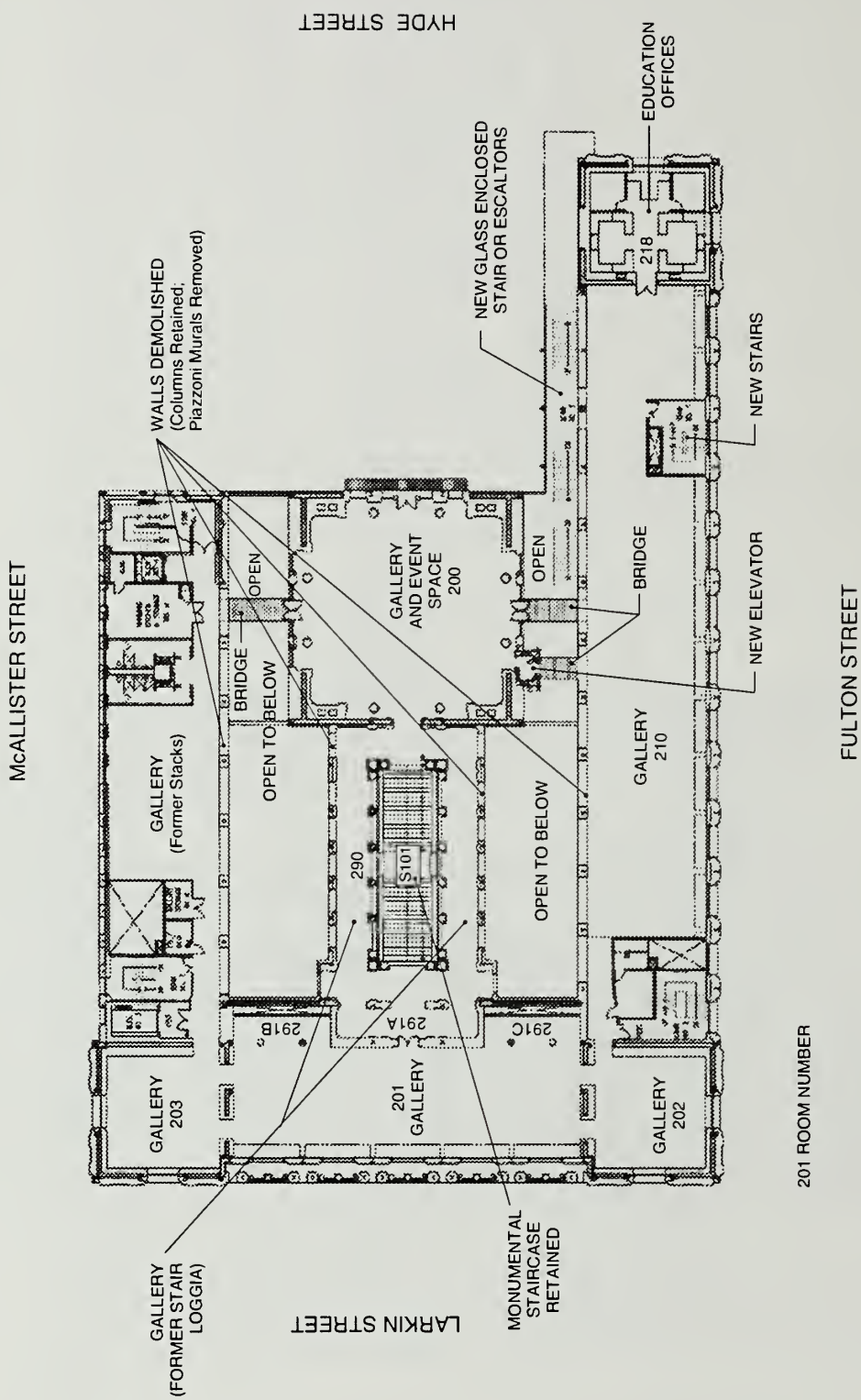
Principal interior features of the old Main Library building to be retained include the Main Entrance Hall and Vestibule; the Monumental Grand Staircase (note that the second floor loggia would be altered); and the General Reference room, or Great Hall. Wall, floor and ceiling finish materials in these spaces would be saved and protected during construction; some architectural detailing, including baseboards, panels, molding, cornices, and hardware, may not be preserved. In the Great Hall, a new elevator would encroach approximately one foot into the room at the south side. Portions of the Monumental Public Corridors and Balcony Spaces would be retained, and the two large reading rooms and three smaller corner rooms would be retained (note that a new third floor would be added within these rooms, effectively dividing these double-height spaces into two floors). The existing ceilings in the reading rooms would be retained and protected during construction.

The project would demolish for the proposed adaptive reuse most of the old Main Library's existing ground floor and existing third floor. Portions of the interior walls on the second floor would be removed to provide a more open floor plan, and, as noted, a new third floor would be added in the large second-story reading rooms. Some of the spaces to be demolished or altered are identified as Exceptionally Significant Interior Spaces in the Planning Code (see Section III.A, Historic Architectural Resources, Impacts, p. 57 for more information). Principal interior alterations would include:

- construction of a new, three-story-high open Central Court surrounding the existing Monumental Staircase (Room S101) to serve as the principal gathering / reception area in the museum. This court would be created by incorporating the two existing light courts into the interior space. This would entail installation of sloped glass skylights over the light courts that are north and south of the existing Monumental Staircase and General Reference room, or Great Hall (Room 200). Openings approximately 14 feet square would be cut into walls of the light courts at the first and second stories, opening into the new Central Court from the north and south wings of the building. The Central Court would also be open to the Monumental Staircase with removal, from the loggia (balcony) at the top of the staircase, of the non-structural walls (and steel columns within the walls) supporting the existing Gottardo Piazzoni murals; the wall base and entablature in the loggia would be retained, and new structural columns would be added. The existing corridor that formerly led to the Children's Room and Business, Science, Technology and Government Documents department would be incorporated into the Central Court. Figures 6 and 7, pp. 37 and 38, show the proposed ground floor and second floor plans. The interior walls of the Central Court (including the former light court walls) would be finished in an "art waxed" plaster. The eastern end of the Central Court would include glass walls on either side of the existing Great Hall, as shown in Figure 8, p. 39.
- conversion of former library spaces to galleries, classrooms, a museum research library, offices, and a bookstore and cafe;
- demolition of the existing seven-story library stacks in the north (McAllister Street) wing and construction of new floors to match the existing lower level and first and second stories and the proposed new third floor (see next paragraph), including excavation below for new foundations;
- addition of a new third floor throughout the entire building. This level would consist of gallery space through the north, west and south wings of the museum, including installation of a new floor level in the existing two-story reading rooms on the west and south sides of the old Main Library building (the former History and Literature departments, respectively). In these rooms, the new floor would be set back approximately five feet from the exterior wall. Railings would extend along the outer edge of this "floating" floor, allowing patrons to look up to the decorated ceiling from below and down to the second floor from the new level. In the smaller square rooms at the northwest, southwest, and southeast corners of the buildings, the new third floor would be set back less from the exterior wall due to new 1½-foot-thick concrete shear walls inside the existing exterior walls (see Seismic Upgrade, p. 25). In the north wing of the building, the new floor would be constructed in the former stack area; this new floor would not be set back from the exterior walls. The new third floor in the two reading rooms would provide approximately 50 percent, or about 14,500 sq. ft., of the 29,000 sq. ft. of gallery space for the museum's permanent collection. Figure 8, p. 39, depicts the proposed new third floor plan.

Figure 6 Proposed Ground Floor Plan



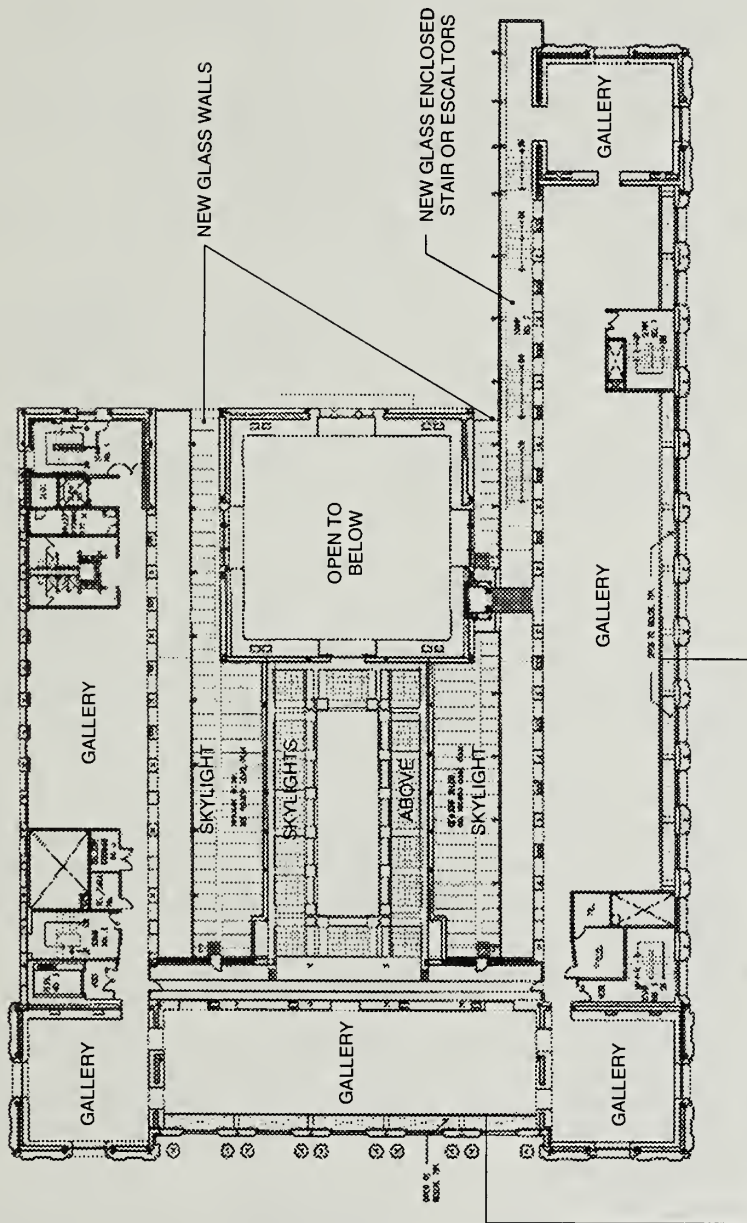


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Figure 7
Proposed Second Floor Plan

SOURCE: HOK / LDA / RWA

McALLISTER STREET



LARKIN STREET

HYDE STREET

FULTON STREET

FLOOR TO BE SET BACK
APPROXIMATELY 5 FEET
FROM INTERIOR WALL



SOURCE: HOK / LDA / RWA

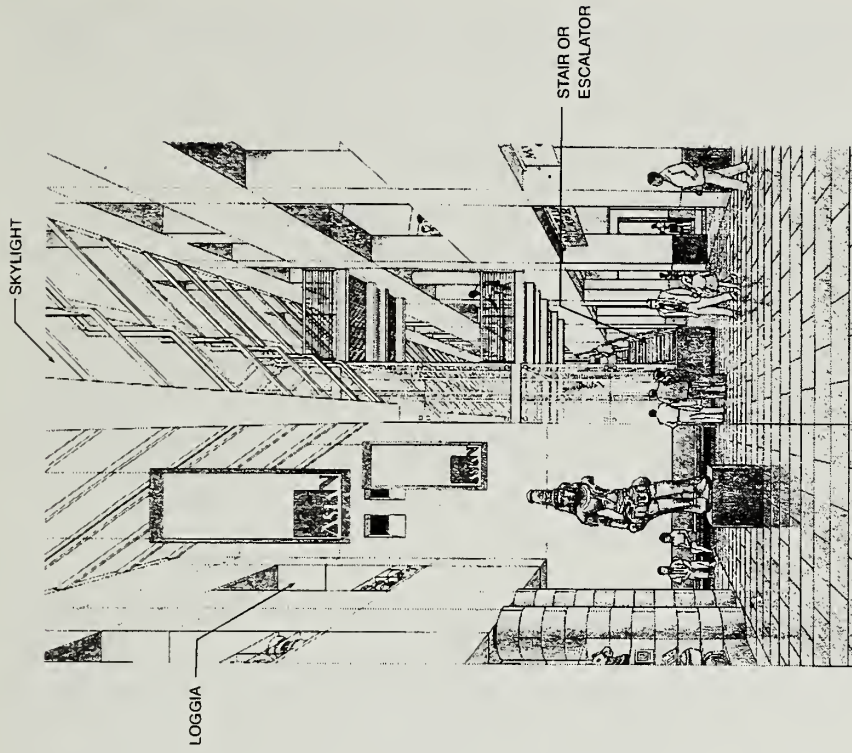
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Figure 8

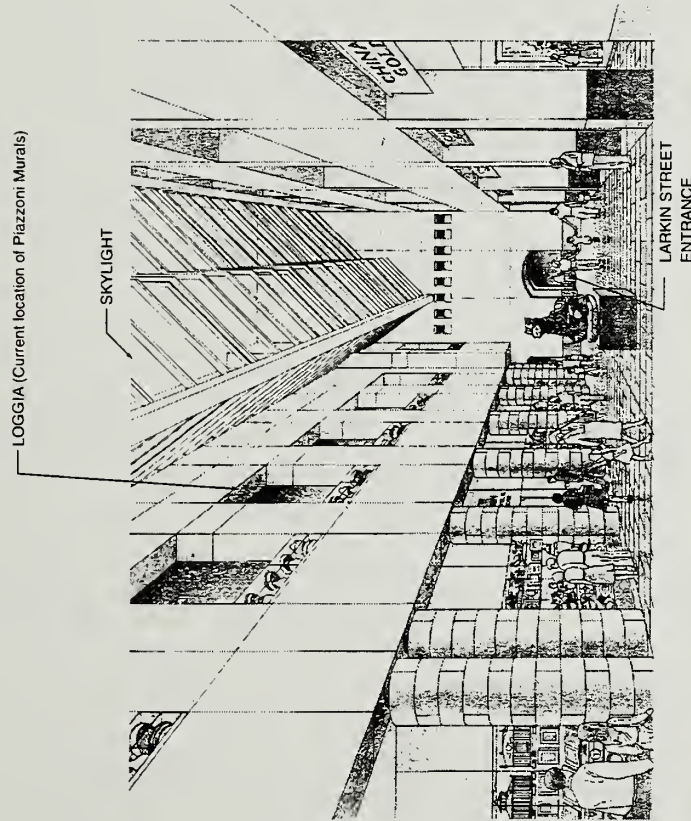
Proposed New Third Floor Plan

- demolition of parts of the existing east walls of the Larkin Street reading room (Room 201) on the second floor to incorporate into this room existing corridors (Rooms 291B and 291C) north and south of the loggia, at the second floor only;
- construction of a cantilevered, glass-enclosed stairway or escalators between the new Central Court and the second- and new third-floor gallery spaces;
- consolidation of several existing levels at the ground floor and reconstruction of this floor on a single level to, among other things, enhance disabled access.;
- construction of pedestrian bridges over the Central Court at the second floor between the Great Hall and gallery space in the north and south wings;
- conversion of the Fulton Street entry lobby (Rooms 198 and 198A) to a dining room attached to the proposed cafe, including removal of an existing glazed partition and installation of a new glazed partition and new door;
- remodeling of old Main Library third floor (proposed fourth floor) to accommodate a research library and museum offices; and
- construction of new restrooms and elevators required for accessibility and installation of mechanical systems, including climate (humidity) control required for conservation of the museum's resources. One of the four new elevators, adjacent to the proposed glass-enclosed stair or escalators, would protrude approximately one foot into the Great Hall; this elevator would be linked to the second- and third-floor galleries by a pedestrian bridge over the Central Court.
- removal of existing Gottardo Piazzoni murals on the walls of the second floor stair loggia. These murals, located on the east wall and on either side of the Monumental Staircase, date from the 1930s and 1940s. They are proposed for off-site relocation and conservation by the Asian Art Museum, assuming a suitable site can be found. (Final disposition of the Piazzoni murals is not determined; see impacts discussion on p. 66).
- removal of murals in the two large second floor reading rooms by Frank duMond, dating from the 1915 Panama-Pacific Exposition. The duMond murals are proposed for relocation by the museum in conjunction with the Art Commission. (Final disposition of the duMond murals is not determined.)
- removal of bookcases from the reading rooms and other former library program spaces.

Figure 9 depicts architect's renderings of interior views through the proposed Central Court along the length of the old Main Library building. These views illustrate the design intent to enlarge the interior space incorporating light courts that now exist on the ground floor of the building. The views show the proposed opening of the second floor loggia, where the Piazzoni murals currently exist, through demolition of most of the existing loggia walls. Also visible is



LOOKING EAST ALONG SOUTH SIDE OF CENTRAL COURT



LOOKING WEST ALONG NORTH SIDE OF CENTRAL COURT

97.750E Asian Art Museum / ESA 970419 ■

SOURCE: HOK/LDA/RWA

Figure 9
Architect's Renderings of Views
Through Proposed Central Court

proposed demolition of the exterior walls of the existing tight courts to create openings into the interior walls of galleries that are to occupy the south second-floor reading room and the former library stacks in the building's north wing.

INTERIOR CIRCULATION AND PROGRAM SPACES

The building's main entrance would remain on Larkin Street. The existing secondary entrance on Fulton Street would remain in place but would not be used for the museum; it was closed with the library in recent years. This entry would be converted to a portion of the cafe dining area.

According to the project architects, the proposed new Central Court would serve as the focal point for museum visitors. It is intended to provide visitors with a sense of place and spatial orientation that the museum believes would otherwise not be provided, given the building's relatively small Main Entrance Lobby and Vestibule, immediately inside the Larkin Street entrance. The Central Court would allow visitors to use the museum's bookstore, cafe and classrooms without entering the paid portion of the museum.

According to the project sponsor, the old Main Library building's entrance lobby is too small to function as a museum lobby, with attendant ticket purchases, queuing of patrons to enter gallery areas, and group assembly. Under the proposed circulation scheme, visitors would enter the Central Court from the Larkin Street lobby and purchase tickets in the court, which would also serve as a gathering place.

Visitors would enter the museum's permanent collection at a control point near the southeast corner of the Central Court (to the right, or south, of the existing Monumental Staircase). There would be a similar control point on the north side of the Central Court for access to the special (temporary) exhibition spaces. From the south control point, visitors could use the new glass-enclosed stairway (or escalators) or an elevator to the second- and third-floor galleries, or could enter the galleries via the existing Monumental Staircase. A second new stairway would connect the second and third-floor galleries at the north side of the building (and would serve as an emergency exit stair).. Return to the Central Court would be via the glass-enclosed stairway (or escalators) or the Monumental Staircase.

A glass-enclosed public elevator would be constructed adjacent to the new stairway (or escalators), and a second elevator at the north side of the building would provide public access between gallery levels. Existing elevators and shafts would be removed. Existing stairs other than the Monumental Staircase would be demolished.

Primary exhibition galleries would be in the former large reading rooms (the former Literature and History departments) on the second floor, and in the new third level to be installed within those spaces. The two-story Great Hall, which most recently served as the General Reference room in the old Main Library, would be converted to a space for exhibitions, lectures, special events, and overflow gallery space. On the ground floor, in the former Children's reading room and an adjoining office, three classrooms and a new interior emergency exit stair would be constructed. The former Lurie Room would be divided into four rooms for volunteers and

docents and a resource center. The former Fine Arts department would be converted to the cafe and kitchen. The cafe would include an outdoor seating terrace, to be built along the eastern end of the south wing, in what is now a grass-covered and tree-lined area atop the building's plinth, or base. As noted previously, the existing Fulton Street entrance lobby would be converted to a dining room as part of the museum cafe.

The former Business, Science and Technology and Government Documents department would become a temporary exhibition gallery, as would the former ground floor stacks and staff room in the northwest corner of the building. The project would remodel existing offices and storerooms beneath the Monumental Staircase to accommodate a museum store. On the fourth floor (old Main Library third floor), the Periodicals room and former library office space would be remodeled to accommodate a research library and museum offices. The former San Francisco History Room and the remainder of the existing third floor would become offices and meeting rooms for museum staff.

EXPANSION SPACE

Subject to available funding, the project calls for construction of an addition to the old Main Library building at 45 Hyde Street, where a three-story vacant former city office / library annex building was demolished in 1997. This Phase 2 expansion space would be a three-story addition to the building atop the currently proposed expansion of the lower level (basement) with a 400-seat auditorium/theater⁶ and two levels containing about 16,500 sq. ft. of museum office space and about 4,000 sq. ft. of service space for the auditorium (dressing rooms, control room, storage, etc.). This addition could be faced with gray granite or precast concrete panels, intended to be similar in color and texture to the old Main Library building and most other monumental structures in the Civic Center. The addition would be approximately 80 feet tall, corresponding to the height of the old Main Library building, set back about 5 feet from Hyde Street. A second loading ramp, in addition to that proposed for the museum, would access the basement of the addition to serve the auditorium/theater.

The auditorium/theater addition would be connected to the glass-covered Central Court proposed as part of the project, and would also have a separate entrance from Hyde Street, where the addition could include a glass-enclosed auditorium/theater lobby.

Another future addition, also subject to funding, would include a base-isolated extension of the existing building's north wing to provide additional gallery space. This Phase 3 addition, if built, is envisioned to continue the old Main Library's McAllister Street facade east to near Hyde Street, also at an 80-foot height. It would include about 15,000 sq. ft. of gallery and museum office space and about 5,000 sq. ft. of work rooms, storage, and other service space.

⁶ As noted previously, the Asian Art Museum project as described in the *Main Library/Asian Art Museum FEIR* also assumed a 400-seat auditorium.

C. PROJECT COST AND SCHEDULE

Project construction is anticipated to begin in early 1999 and last about 24 to 30 months, with opening of the museum, following a move-in period, planned for the third quarter of 2001. Construction cost is estimated at \$123 million (1998 dollars), including seismic strengthening and construction, with an additional projected cost of \$22 million for the potential future Phase 2 and 3 expansion space (see p. 43).

The project architect is a joint venture of Hellmuth, Obata, Kassabaum, Inc.; LDA Architects; and Robert B. Wong - Architect, in association with Dott. Arch. Gae Aulenti, FAIA. The project preservation architect is Page & Turnbull.

Construction staging for alteration of the old Main Library building would occur at the vacant 45 Hyde Street site and on the various building frontages. It is anticipated that the curb lane and the sidewalks on Larkin, McAllister and Hyde Street would be closed during construction, as would the building setback on Fulton Street between Larkin and Hyde Streets; the sidewalk immediately adjacent to the curb on Fulton Street would likely remain open.

D. APPROVAL REQUIREMENTS AND GENERAL PLAN POLICIES

This SEIR will undergo public comment, including a public hearing before the City Planning Commission. Following the public comment period, responses to written and oral comments will be prepared and published in a Draft Summary of Comments and Responses document. The SEIR will be revised accordingly and presented to the City Planning Commission for certification as to accuracy, objectivity, and completeness. Although the City's Landmarks Preservation Advisory Board may make its recommendations following consideration of the Draft EIR, no approvals or permits may be issued before the Final SEIR is certified.

Decision-makers, in determining whether to approve the project, will need to consider this SEIR along with the Main Library/Asian Art Museum FEIR, certified February 27, 1992, and the 1996 EIR Addendum. Required approvals include the following:

APPROVALS

The City Planning Commission, with advice of the Landmarks Preservation Advisory Board, must approve a Certificate of Appropriateness for exterior and interior alterations to the old Main Library building.

The proposed project may require a finding by the City Planning Department of project consistency with the General Plan.

The City Planning and Recreation and Park Commissions must determine whether new shadow on Civic Center Plaza would be significant; if the shadow is not *de minimus*, the project would require revision of the Absolute Cumulative Limit for Civic Center Plaza, under the sunlight ordinance to allow for project shadow on this space (Planning Code Sec. 295).

The Zoning Administrator must approve a Variance for less than the Planning Code-required amount of parking, including the Phase 2 and Phase 3 projects at 45 Hyde Street.

The Board of Supervisors would need to appropriate funds for the renovation of the old Main Library building to accommodate the Asian Art Museum.

The Asian Art Commission must approve the project.

The proposed project requires demolition and building permits from the Department of Building Inspection.

GENERAL PLAN

The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The City Planning Commission would review the project in the context of applicable objectives and policies of the General Plan.

On November 4, 1986, the voters of San Francisco passed Proposition M, the Accountable Planning Initiative, which established eight Priority Policies. These policies are: preservation and enhancement of neighborhood-serving retail uses; protection of neighborhood character; preservation and enhancement of affordable housing; discouragement of commuter automobiles; protection of industrial and service land uses from commercial office development and enhancement of resident employment and business ownership; earthquake preparedness; landmark and historic building preservation; and protection of open space. Prior to issuing a permit for any project which requires an Initial Study under the California Environmental Quality Act (CEQA), or adopting any zoning ordinance or development agreement, the City is required to find that the proposed project or legislation is consistent with the Priority Policies. The City Planning Commission in deciding whether to approve the Certificate of Appropriateness, the Zoning Administrator in the Variance decision, the City Planning Commission in determining the significance of shadow and revising the Absolute Cumulative Limit for Civic Center Plaza, if necessary, will make a determination of the project's conformance with the Priority Policies (Planning Code Section 101.1) and will so advise the Recreation and Park Commission, the Board of Supervisors, and the Asian Art Commission.

Applicable General Plan policies include the following:

COMMERCE AND INDUSTRY ELEMENT

- Objective 2, Policy 3, to “maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.”

RECREATION AND OPEN SPACE ELEMENT

- Objective 2, to “develop and maintain a diversified and balanced city-wide system of high quality public open space;” Policy 3, to “preserve sunlight in public open spaces;” and Policy 7, to “acquire additional open space for public use.”

TRANSPORTATION ELEMENT

- Policy 1.3, to “give priority to public transit as the means of meeting San Francisco’s transportation needs, particularly those of commuters;” and Policy 1.7, to “assure expanded mobility for the disadvantaged.”
- Objective 28, to “provide secure and convenient parking facilities for bicycles;” Policy 28.1, “provide secure bicycle parking in new governmental, commercial and residential developments;” and Policy 28.3, to “provide bicycle parking facilities which are safe, secure, and convenient.”
- Policy 40.1, to “provide off-street facilities for freight loading and service vehicles on the site of new buildings sufficient to meet the demands generated by the intended uses. Seek opportunities to create new off-street loading facilities for existing buildings;” and Policy 40.2, to “discourage access to off-street freight loading and service vehicle facilities from transit preferential streets, or pedestrian-oriented streets and alleys by providing alternative access routes to facilities.”

URBAN DESIGN ELEMENT

- Objective 1, “emphasis of the characteristic pattern which gives to the city and its neighborhoods an image, a sense of purpose, and a means of orientation;” Policy 3, to “recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts;” Policy 4, to “protect and promote large-scale landscaping and open space that define districts and topography;” Policy 5, to “emphasize the special nature of each district through distinctive landscaping and other features;” Policy 6, to “make centers of activity more prominent through design of street features and by other means;” and Policy 7, to “recognize the natural boundaries of districts, and promote connections between districts.”
- Objective 2, “conservation of resources which provide a sense of nature, continuity with the past, and freedom from overcrowding;” Policy 4, to “preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development;” Policy 5, to “use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings;” Policy 6, to “respect the character of older development nearby in the design of new buildings;” and Policy 7, to “recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco’s visual form and character.”
- Objective 4, “improvement of the neighborhood environment to increase personal safety, comfort, pride and opportunity;” Policy 3, to “provide adequate lighting in public areas;”

Policy 4, to “design walkways and parking facilities to minimize danger to pedestrians;” and Policy 5, to “provide adequate maintenance for public areas.”

ENVIRONMENTAL PROTECTION ELEMENT

- Objective 1, Policy 4, to “assure that all new development meets strict environmental quality standards and recognizes human needs.”
- Objective 12, to “establish the City and County of San Francisco as a model for energy management.”
- Objective 15, to “increase the energy efficiency of transportation and encourage land use patterns and methods of transportation which use less energy;” and Policy 3, to “encourage an urban design pattern that will minimize travel requirements among working, shopping, recreation, school and childcare areas.”

COMMUNITY SAFETY ELEMENT

- Policy 2.7, to “abate structural and non-structural hazards in City-owned structures;” and Policy 2.8, to “preserve, consistent with life safety considerations, the architectural character of buildings and structures important to the unique visual image of San Francisco, and increase the likelihood that architecturally and historically valuable structures will survive future earthquakes.”

CIVIC CENTER AREA PLAN

- Objective 1, to “maintain and reinforce the Civic Center as the symbolic and ceremonial focus of community government and culture;” Policy 1, to “emphasize key public buildings, particularly City Hall, through visually prominent siting;” Policy 2, to “maintain the formal architectural character of the Civic Center;” Policy 3, to “design Civic Center buildings and open spaces to serve as public gathering places for ceremonial, cultural, recreational, and other community activities;” Policy 4, to “provide a sense of identity and cohesiveness through unifying street and Plaza design treatments;” and Policy 5, to “maintain existing streets as vehicular, pedestrian or open space corridors.”
- Objective 2, to “develop the Civic Center as a cohesive area for the administrative functions of city, state, and federal government, and as a focal point for cultural, ceremonial, and community activities;” Policy 1, to “design the Civic Center to promote efficiency and convenience within and between the governmental entities represented, and provide for their orderly expansion;” and Policy 2, to “locate civic cultural facilities in the Civic Center.”
- Objective 3, to “provide convenient access to and circulation within the Civic Center, and support facilities and services;” and Policy 1, to “locate buildings employing large number of employees and/or attracting large numbers of visitors in convenient pedestrian proximity to public transit and off-street parking facilities.”

DRAFT CIVIC CENTER PLAN

In addition to the above adopted General Plan policies, the Planning Department in October 1994 published a draft Civic Center Study, including proposed revisions to the Civic Center Area Plan. Although not adopted, the following information on the draft plan is provided for the reader's information.

The draft Civic Center plan calls for ensuring the vitality of Civic Center by locating and promoting a variety of diverse daytime and nighttime cultural facilities and activities within the area (Objective 1, Policy 3). The draft plan also calls for Civic Center buildings and open spaces to serve as public gathering places (Objective 1, Policy 4), recommends preserving and strengthening the urban form of Civic Center (Objective 2), protecting view corridors (Objective 2, Policy 1), and promoting harmony in building heights while maintaining the prominence of City Hall (Objective 2, Policy 2). Objective 3, Policy 1 calls for maintenance of the formal architectural character of Civic Center with City Hall as the centerpiece, while Objective 3, Policy 4 calls for preservation and appropriate restoration of historic Civic Center buildings to maintain their established style and contribution to the Beaux Arts composition of Civic Center while insuring flexibility for adaptive reuse, and for applying nationally and locally established standards for the treatment of historic properties in alteration and reuse. The project site is within the Primary Facades portion of the core area under the draft Civic Center plan, which includes proposed design guidelines for recommending compatible restoration and construction within Civic Center, making reference to a portion of Standard No. 9 from the Secretary of the Interior's *Standards for Rehabilitation* regarding additions to historic buildings, "... The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

The project would respond, in general, to the above noted General Plan Objectives and Policies.

REFERENCES - Project Description

Except where noted, the materials referenced in this SEIR are on file and available for review at the San Francisco Planning Department, 1660 Mission Street, as part of the project file.

Asian Art Museum, "Statement on the Preservation of the Piazzoni Murals." August 1997

Aulenti, Gae, "Piazzoni Murals Review Panel Report." This report was prepared in response to the Board of Supervisors' creation of a Piazzoni Murals Review Panel. 1997

Lord Cultural Resources Planning and Management Inc., *Asian Art Museum of San Francisco Master Plan*, March 1996.

Rutherford & Chekene, 1992, *Seismic Upgrading Study of the Main Public Library Building, San Francisco, California, for the Asian Art Museum at the Civic Center*, September.

Sano, Emily, Director, Asian Art Museum, comments before the San Francisco Landmarks Preservation Advisory Board, February 4, 1998. (Transcript available at the Planning Department.)

CHAPTER III

ENVIRONMENTAL SETTING AND IMPACTS

This chapter focuses on the impact of the currently proposed project on historic architectural resources. Considerably more detail is known about the project design as developed than was the case when the Main Library/Asian Art Museum FEIR was certified. The impacts analysis contained herein replaces the analysis of impacts to historic architectural resources in the FEIR. This chapter also compares effects related to shadow, urban design, transportation, air quality, and growth inducement to those reported in the Main Library/Asian Art Museum FEIR. The basic development program for the museum remains generally the same as for the design developed. Therefore, for other topics included in the Main Library/Asian Art Museum FEIR, effects on land use and zoning; population and employment; construction noise; geology; energy; hazards; and archaeological resources would be similar to those identified in the FEIR, and no new analysis is required.

A. HISTORIC ARCHITECTURAL RESOURCES

As noted in the Introduction, p. 1, the City Planning Commission, in certifying the Main Library/Asian Art Museum FEIR, identified a significant impact on architectural and historic resources (also referred to as historic architectural resources) due to alteration of the old Main Library building. This analysis incorporates, summarizes, and updates the environmental setting in the Main Library/Asian Art Museum FEIR. Regarding impacts, the current project includes essentially the same development program and with most of the same primary physical elements analyzed in the FEIR. It also includes substantive changes in other physical elements / alterations, compared to those evaluated in the FEIR. Therefore, this discussion replaces the impacts analysis in the Main Library/Asian Art Museum FEIR and the 1996 EIR Addendum, based on the current, more advanced and more detailed description of the proposed Asian Art Museum project. The conclusion of this SEIR remains the same as that reached by the Planning Commission: the project would result in a significant effect on historic architectural resources.

SETTING

This section summarizes and updates the Setting discussion in the Main Library/Asian Art Museum FEIR (pp. 52-64), which is incorporated by reference.

CIVIC CENTER AND HISTORIC DISTRICTS

The Civic Center is designated both a National Historic Landmark District and a Historic District on the National Register of Historic Places, in recognition of the national importance of this Beaux Arts Civic Center group of buildings. Generally, listing on the National Register

acknowledges that certain properties are worthy of preservation and limits alterations in federally funded projects (the National Historic Landmark designation entails a somewhat higher degree of review). Listing does not impose conditions on alterations or demolition for non-federally funded projects. The project would not include use of federal funds for construction.

The old Main Library building is identified as a Contributory building in both the National Register Historic District and in the National Historic Landmark District. The project site is located within the local Civic Center Historic District, approved by the Board of Supervisors December 23, 1994, subsequent to certification of the Main Library/Asian Art Museum FEIR, and the building is a Contributory building within this local district. Figure 10 presents boundaries of the historic districts.

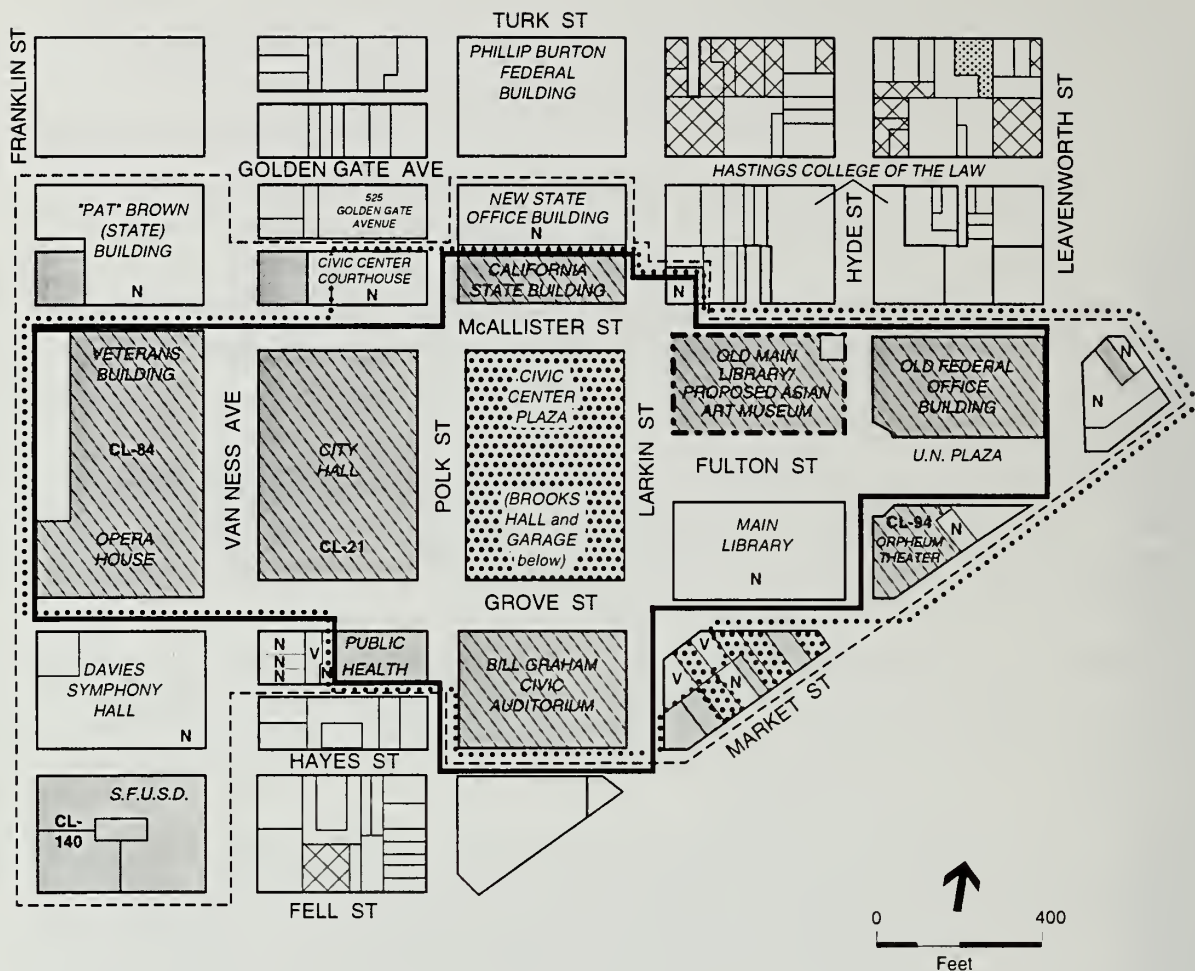
The Planning Code regulations concerning the Civic Center Historic District (Article 10, Appendix J) include controls on demolition and alteration of structures throughout the district. Besides controls on building exteriors, the Civic Center district recognizes the importance of certain interior spaces in Civic Center buildings, including the old Main Library. These spaces are (numbers in parentheses are room identification numbers):

the Monumental Grand Staircase (Room S101), the Main Entrance Hall (101) and Vestibule (191), the Monumental Public Corridors and Balcony Spaces (190, 192, 193, 290, and 291A), including the Gottardo Piazzoni Murals in Public Corridor [Balcony] 290, and the Main Program Spaces [General Reference room and second-floor reading rooms] (200, 201, 202, 203, 210, and 218).

Each of the above spaces is designated an Exceptionally Significant Interior Space in Appendix J of Article 10 (Sec. 10).⁷ A Certificate of Appropriateness is required for alterations to these spaces, as well as for major exterior alterations. A Certificate of Appropriateness must be approved by the Planning Commission or Department staff on the advice of the Landmarks Preservation Advisory Board. The standards for review of Certificates of Appropriateness are contained in Section 1006.7 (generally) and in Article 10, Appendix J, Section 9 (specific provisions for the Civic Center Historic District) of the Planning Code.

The Civic Center has been the site of city government since construction began on Old City Hall in 1872. That building, on a triangular site bounded by McAllister and Larkin Streets and a line parallel to and just north of Market Street, was destroyed in the 1906 earthquake and fire. The 1912 Civic Center plan, approved by the Board of Supervisors, resulted in today's Civic Center, a group of primarily public buildings that makes up what is considered by many scholars as the nation's finest and most complete collection of buildings in the style of the Beaux Arts inspired City Beautiful movement (Corbett, 1974).

⁷ This use of the word significant in the context of historic architectural resources is to be differentiated from its use in the sense under CEQA that denotes an effect that constitutes a substantial adverse change in the environment. Significant, when used in reference to historic architectural resources, denotes a resource's importance, in that context.



SOURCE: San Francisco Planning Department
 State Office of Historic Preservation:
 National Park Service
 Environmental Science Associates

97.750E Asian Art Museum / ESA 970419 ■

Figure 10
 Civic Center Historic Districts

This district is anchored by five large parcels with prominent public buildings on Civic Center Plaza. They include City Hall (currently undergoing seismic upgrade and renovation), the Bill Graham Civic Auditorium (recently upgraded and renovated), the old Main Library building, the State of California building (currently undergoing upgrade and renovation), and the New Main Library; the first four buildings are identified as contributors to the National Register Historic Districts and the local Civic Center Historic District. Other contributors include the Opera House and Veterans' Building, the Department of Public Health building, Old Federal Building on U.N. Plaza, and the Orpheum Theater building. The New Main Library and the new Civic Center Courthouse at Polk and McAllister Streets, while employing stylistic elements common to the districts, are new buildings and are not contributors. The Orpheum is not a contributor to the smaller National Historic Landmark District. More than ten other buildings are contributors to the local district.

City Hall, at a total of 300 feet in height to the top of its dome, above 80-foot-tall wings, stands out as a visual landmark in the project area. For harmony of design and in deference to City Hall, most of the major Beaux Arts buildings in the Civic Center are approximately 80 feet tall at the parapet line (three or four stories of varying height); the Department of Public Health building is approximately 70 feet tall.

PROJECT SITE

The old Main Library, completed in 1917, was designed by George W. Kelham, one the architects whose work defines San Francisco's historic downtown. Kelham, whose San Francisco career began as supervising architect for the Palace Hotel (City Landmark No. 18) in 1909, also designed the Shell and Standard Oil Buildings on Bush Street, the Russ Building on Montgomery Street, and the Hills Brothers Building at the foot of Harrison Street (Landmark No. 157), as well as the Mount Davidson cross. Kelham's proposal for the San Francisco Public Library was selected following a design competition that attracted many of the top architects of the day.

Exterior Features

The old Main Library building is a granite-and-brick-clad steel frame building that occupies most of the block bounded by Larkin, McAllister, Hyde and Fulton Streets. The design conforms in shape and exterior decoration to the overall 1912 Civic Center Plan that guided construction of the other monumental structures, including City Hall, the Exposition (Bill Graham Civic) Auditorium, the State Office Building, and the Department of Public Health building.

The old Main Library was assigned the highest rating of "5" in the 1976 Department of City Planning Architectural Inventory and the highest rating of "A" by the Foundation for San Francisco's Architectural Heritage. As noted above, it is considered a Contributory building in the Civic Center Historic District and in both the National Register Historic and Historic Landmark Districts.

The building is approximately 80 feet high (height varies due to the slight slope of the site), with three stories of varying height, and in plan resembles a large “P” with its foot on Hyde Street. The building was designed in the Italian Renaissance Revival style, with a rusticated stone base that marks the ground floor, surmounted by a series of arched windows, columns and pilasters topped by an entablature (the horizontal portion of the building above the columns) that houses the third story and originally featured an inscription identifying and dedicating the library, spanning most of the width of the Larkin Street facade. This legend was covered in 1998 by a sign identifying the building as the Asian Art Museum. The principal Larkin and Fulton Street facades are clad in gray California granite, as is a single bay on both Hyde and McAllister Streets. The two-story windows on all four facades are covered by crosshatched cast-iron lattice work called clathri.

On the main facade along Larkin Street are three sets of entry doors. Above the doors are five recessed arches, each between a pair of columns, with projecting end bays framing the arches. Within each arch stands an eight-foot cement figure on a pedestal; they represent Art, Literature, Philosophy, Science, and Law. The figures, by Panama-Pacific International Exposition sculptor Leo Lentelli, were commissioned by the Library Commission and architect George Kelham in 1915-1917. The statues are hollow cast concrete with interior armatures of iron reinforcing bar and chicken wire. They have experienced degradation from exposure to weather, and much of the surface detail has been worn away. The statues show evidence of past minor repairs. One of the statues (figure two, from left to right when facing the building) has sustained cracking and appears to be structurally unsound. Figure one is in the best condition; figure four has suffered some structural damage but retains considerable surface detail, and figures three and five have some minor cracks and retain less detail than figure four (Wharton, 1996).

The Fulton Street facade includes a single doorway, with end bays identical to those on Larkin Street and with 13 arches between pilasters. There are ground floor windows in the base beneath each arch. Above the two-story arched windows along Larkin and Fulton Streets is a detailed frieze and cornice. The facade that projects closest to Hyde Street and the west end of the McAllister Street facade are identical to the Larkin Street end bays. Tablets inscribed with the names of literary figures are included beneath the large arched windows on each end bay. The remainder of the McAllister Street side of the building is simpler, with 17 narrow rectangular bays and a plain cornice. Two secondary facades, both of brick and both set back from the street, were obscured by the former 45 Hyde Street building until its demolition in 1997. The set back east facade includes a large two-story arched window at the east wall of the Great Hall (former library General Reference room). The north wall of the Fulton wing has four large two-story arched windows overlooking the 45 Hyde Street site.

The two open light courts enclosed by the building walls and open to the sky are clad in glazed brick that is a light gray-beige in color. The south court has three two-story arched windows that admit light to the main reading room on the second floor of the building's Fulton Street wing. The north court has seven stories of rectangular windows to illuminate the book stacks in the building's McAllister Street wing; each court also has an arched window to the Great Hall (General Reference Room) and windows at the third, or office, floor of the old Main Library.

The remainder of the site is now vacant; it formerly contained a city office building / library annex at 45 Hyde Street.

Interior Features

The interior organization of the old Main Library building is reflected on the exterior: the main entrance on the highly adorned Larkin Street facade with its triple doorways below the five recessed arches, and the two main reading rooms along the Larkin and Fulton Street sides of the building, each with giant two-story arched windows. Once inside the Larkin Street doorway, the interior plan is in the form of a progression of ceremonial spaces, a “parti” characteristic of the Beaux Arts style, from the Main Entrance Lobby (Room 191) and Vestibule (Room 101), into a north-south corridor (Room 190), up the ceremonial Monumental Staircase (Stair S101) flanked by the stair loggia, or balcony (Room 290), and into the 42-foot-tall Great Hall (Room 200) on the second floor. Access to the south (Fulton Street) reading room (Room 210) is directly south of the Great Hall, while the west (Larkin Street) reading room (Room 201) is reached via the loggia and a second-floor north-south corridor (Room 291A). The alternative circulation pattern from the ground floor is from corridor 190 into either of the two elaborate elevator lobbies (Rooms 192 and 193).

The Great Hall, where books were once delivered to patrons by library pages, later served as the General Reference room. The west and south sides of the second floor contain the two high-ceilinged reading rooms (the former library History and Literature departments, respectively), each 31 feet in height; three square rooms, also two stories, at the building’s northwest, southwest, and southeast corners, open into the two large reading rooms.

Along the balcony, or loggia, that surrounds the Monumental Staircase are 14 murals on canvas by Gottardo Piazzoni that date from the 1930s and 1940s. On the walls of the two reading rooms are 12-foot-high canvas murals by Frank DuMond that were originally exhibited at the Panama Pacific International Exposition in 1915. They depict early Euro-American settlement of the West. In an alcove in the main entrance lobby is a bust of physician, lawyer, poet and library trustee Edward Robeson Taylor, who also served as dean of Hastings College of the Law and vice president of Cooper Medical College, one of the forerunners to Stanford University Medical School. Taylor was San Francisco mayor from 1907 to 1910. The bust, by Haig Patikian, was given to the library by James D. Phelan, another former mayor.

Gottardo Piazzoni was a Swiss-born artist who came to California in 1887 at the age of 15. He lived with his family on a ranch in Carmel Valley before moving to San Francisco four years later to study at the California School of Design under the painter Arthur F. Mathews. Piazzoni went to Paris in 1895, where he attended the École des Beaux Arts and the Académie Julian, returning to San Francisco in 1901 to teach. By the early 1920s, Piazzoni was known in the art press as the “dean” of San Francisco artists (O’Connor, 1997). In a 1928 letter to library board member Albert Bender, Piazzoni explained his intention for the murals, for ten of which he would be commissioned the next year, “It is simply to make something beautiful in unity with the architecture. To embellish it, instead of destroying the solidarity of its walls. In other words, not to make holes in the walls, nor with color hit one in the face as one ascends that beautiful

stairway. It is rather to elevate and inspire with something unique and original . . . a sort of symphonic whole” (Piazzoni, 1928).

Five of the Piazzoni mural panels, representing “the sea” (1931), are along the north side of the loggia; five panels, representing “the land” (1932), are along the south side. Each of the five sets of panels essentially forms one image, and may be viewed from close range and from the opposite balcony. Four additional later panels, depicting “Night” and “Dawn,” were painted between 1933 and 1945 and stored in the basement of the library building until 1975, when they were installed at the east corners of the balcony, at the top of the staircase. All 14 murals are painted on canvas and glued to the walls. Each mural is approximately 12 feet high by 7.5 feet wide.⁸

The original ten murals were commissioned for the library in 1929, financed by a subscription campaign by San Francisco citizens, and installed in 1932. They are affixed to the non-structural walls of the loggia (of a mortar developed to resemble travertine marble) with a starch paste and animal glue mixture. The four later panels were produced by Piazzoni as part of the Depression-era Public Works of Art Project, and are attached with a newer and stronger vinyl adhesive.

The Piazzoni murals were the subject of five evaluations by art conservators in 1996 and 1997. The results of those evaluations are summarized here. Two of the conservators, along with the project architect, Gae Aulenti, were named to a Piazzoni Murals Review Panel by the San Francisco Board of Supervisors in 1997 (Huston, 1998; Silver, 1998). Three other conservation reports (Rosenthal, 1996; Alkons, 1997; Branchick, 1997) were commissioned earlier by the Asian Art Museum and the San Francisco Art Commission.

The conservators found that the murals are generally in good condition, although they have suffered some incidental damage, particularly on the lower regions, as result of many years of exposure and public contact. Several scratches were noted, including some longer abrasions that may have been the result of books or equipment being transported through the loggia on carts. The paint has sustained some cracking. Some graffiti has been applied, and surface grime and dirt has also collected on the paintings; all are in need of cleaning. Generally, the murals depicting “the sea” appear to have sustained the most damage, perhaps because they are closest to the north-side elevator that was in use in recent years. Several small areas of retouching were also noted. Because of the murals’ large expanses of muted, solid color, retouching is more visible than on some other art works.

The cotton canvas on which the murals was painted was not primed, although it was sized with glue, a process that stiffens the canvas and limits the paint from being absorbed by the canvas. Nevertheless, it appears that in some of the murals the oil-based paint has penetrated the canvas base. The paint was noted by all conservators to have been thinly applied, and in most panels the canvas can be seen through the paint application. In some panels it is also possible to see, through the paint, the pencil drawings that Piazzoni used to guide his work. There is

⁸ Dimensions were variously reported by conservators who inspected the murals in 1996 and 1997 to be between 12' x 6.5' and 14' x 7.5'. Dimensions were not verified for this report.

disagreement among the conservators' reports about the residual strength of the adhesive used to affix the murals, particularly the original ten. One conservator (Huston, 1997) states that the adhesive is likely near the end of its useful life and another (Silver, 1997) believes that the adhesive may last another 100 years.

In addition to the interior spaces listed in Article 10 (see p. 51 herein), a number of other interior areas of the old Main Library are important to the architectural integrity of the building as a historic resource, according to consultants who have reviewed the building. Since certification of the Main Library/Asian Art Museum FEIR, two evaluations of the old Main Library's historic architecture were conducted (Carey & Co., 1994; Page & Turnbull, 1997). The Carey report used as classifications Very Significant, Significant, Contributing, and Non-contributing. The Page & Turnbull report, prepared by the project's preservation architect, similarly classified interior spaces (rooms) and exterior elevations in four categories, in addition to those building features listed in Article 10: Preservation Zone 1 (highly important to the character of the building), Preservation Zone 2 (spaces that contribute to the eligibility of the building for the National Register of Historic Places), Preservation Zone 3 (spaces that contribute to the historic integrity of the building but are generally simple and utilitarian and were not originally intended for important public views or uses), and Non-Contributing (spaces altered such that they have lost their historic integrity or were originally so utilitarian as to not convey defining characteristics of the building). Page & Turnbull specifically evaluated the impacts of the currently proposed project (Page & Turnbull, 1998).

Table 3, p. 63 in the Impacts discussion, identifies interior spaces of the old Main Library building that are listed in Article 10 of the Planning Code or were designated Very Significant, Significant, or Contributory in the Carey report and Preservation Zone 1, 2, or 3 in the Page & Turnbull report, and the proposed disposition of those spaces as part of the Asian Art Museum project.

Expansion Space Site

The remainder of the block that comprises the project site consists of a vacant parcel, formerly occupied by a city office / library annex building (45 Hyde Street) demolished in November 1997; a paved parking lot between the old library and the former office building; and lawn along the south and west facades of the old library building. The lawn is within a stone base, or plinth, that increases in elevation along the Fulton Street side of the building with the gradual downward slope of the lot from west to east.

IMPACTS

SIGNIFICANCE CRITERIA

A project is normally found to have a significant effect on the environment if it will substantially disrupt or substantially adversely affect a property of historic significance or conflict with the preservation of buildings subject to the provisions of Article 10 or Article 11 of the Planning Code.

CEQA Section 21084.1 states that “a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.” This section defines “historical resource” as one that is listed in, or determined eligible for listing in, the California Register of Historical Resources, and states that resources listed in a local register of historical resources “are presumed to be historically or culturally significant.” A “local register of historic resources” is defined in Public Resources Code Sec. 5020.1 as “a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.” A “substantial adverse change” is defined in Public Resources Code Sec. 5020.1 as “demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired.”

As noted, the preservation architect for the project has prepared a Preliminary Assessment that evaluates impacts of changes to the old Main Library building in relation to both the Secretary of the Interior’s *Standards for the Treatment of Historic Properties*, including the *Standards for Rehabilitation*, and the provisions of Article 10 of the San Francisco Planning Code, *Preservation of Historical, Architectural and Aesthetic Landmarks* (Page & Turnbull, 1998). Article 10, in its standards for granting of a Certificate of Appropriateness, states that work:

shall be compatible with the character of the historic district . . . and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district (Section 1006.7(c)).

Additionally, Article 10 provides additional standards for Certificates of Appropriateness in the local Civic Center Historic District, stating that work:

shall (1) be compatible with respect to height, massing, fenestration, materials, color, texture, detail, style, scale and proportion, signage, landscaping and street furniture which may define the character of the historic district as described in Section 5 of this designating ordinance and in the Civic Center Urban Design Guidelines adopted by the City Planning Commission;⁹ and (2) preserve, enhance or restore, and not to damage or destroy, the exterior architectural appearance of the subject site, building, structure and object which is compatible with the character of the Historic District (Article 10, Appendix J, Section 9).

The National Park Service uses the Secretary of the Interior’s *Standards for the Treatment of Historic Properties* and the Guidelines for implementing the standards in reviewing federal projects that involve Historic Properties. There are four sets of standards, for Preservation, Rehabilitation, Restoration, and Reconstruction. Of the four, the *Standards for Rehabilitation* are most applicable to projects involving renovation and adaptive reuse of historic buildings, such as the Asian Art Museum project. The Park Service and the State Office of Historic

⁹ These guidelines have been published in draft form in the Planning Department’s Draft Civic Center Study (October 1994), but are not yet adopted.

Preservation also use the Secretary's *Standards for Rehabilitation* and the accompanying Guidelines in determining eligibility of rehabilitation projects for federal tax credits.¹⁰

IMPACT ASSESSMENT

The project would alter the existing exterior facades of the old Main Library building, including the principal Larkin and Fulton Street facades. With the exception of installation of the mechanical penthouse and screen and removal of the statues on the Larkin Street facade, most exterior alterations on principal facades would not be substantial. The project would also demolish most of the interior of the old Main Library building, including a number of spaces identified as Exceptionally Significant Interior Spaces in the Planning Code. In sum, these effects would constitute a substantial adverse change to the old Main Library building, an identified historic architectural resource, and would therefore result in a significant adverse impact on historic architectural resources. The proposed changes are described in detail below.

Changes to the historic districts: local, National Register, and National Historic Landmark, within which the old Main Library building is located would be less than significant because the scope of exterior changes would be insufficient to substantially affect the historic or architectural significance of the districts as a whole. Regarding interior changes, while they would significantly alter the building, it is unlikely that these changes would render the old Main Library building no longer contributory to the districts, or substantially diminish the existing character of the districts.

The analysis of impacts that follows is based in part on the Page & Turnbull Preliminary Assessment (Page & Turnbull, 1998). The full Page & Turnbull report is included in Appendix A of this SEIR, p. 121.

SEISMIC UPGRADE

The principal features of the seismic upgrade would be the installation of a base isolation foundation system and concrete shear walls. Base isolation would require construction of a new concrete slab and raising the flooring of the basement (lower level) by two to three feet to accommodate the isolators. It would also include construction of a moat around the building to accommodate building sway in an earthquake. Impacts on historic architectural resources would be limited. Installation of the new foundation would not affect important interior spaces and generally would not be visible. The moat would be screened by plantings and, in non-planted areas, metal plates. The proposed seismic upgrade would protect this historic resource in the event of an earthquake.

¹⁰ There are two slightly different versions of the Secretary's Standards for Rehabilitation. The most recent version was prepared in 1992 as part of a revision of all four standards, and was codified in 1995 as 36 CFR Part 68. A 1990 version of the Standards for Rehabilitation, codified as 36 CFR Part 67, is mandatory for use in projects seeking to qualify for federal tax credits for renovation of historic properties. There are no substantive differences between the two, only minor changes in wording. This report uses the 1992 Standards for Rehabilitation.

To avoid disturbance of principal exterior facades, shear walls would be constructed in the four corners of the building by removal of the interior walls, which would then be rebuilt over the shear walls. To construct the shear walls within the Great Hall (Room 200) with minimal disturbance to this Exceptionally Significant Interior Space, the existing exterior brick would be removed on all four sides and concrete walls constructed; shear wall construction would also require removal of the east wall of the second floor stair loggia (Room 290), also an Exceptionally Significant Interior Space. The brick would not be reused. Within the proposed Central Court, the brick would be replaced with a waxed plaster finish, while a stucco-like material would replace the brick on portions of the existing brick walls that would remain exterior walls. The smooth, monolithic surface of the plaster would not be compatible in size and scale with the existing brick, which is by nature formed by much smaller compositional units. However, the brick is not of primary importance to the character of the building. (Page & Turnbull, 1998, p. 6). Further, much of the exterior brick, until the recent demolition of the 45 Hyde Street building, was obscured behind that building. In addition, future phases of the project would obscure the view of these walls.

As noted in the Project Description, p. 25, the walls of the second floor stair loggia require seismic strengthening. The museum believes that work required to perform this seismic upgrade could damage the 14 Piazzoni murals located on the loggia walls if they were left in place during construction. The museum also believes its design for the project would be compromised if the murals were retained (see Second Floor Stair Loggia and Murals, p. 65). For these reason, and because the museum believes the murals would be more appropriately displayed in another location, the museum plans to remove the Piazzoni murals as part of the project.

EXTERIOR CHANGES

As described in Chapter II, Project Description, the building's main entrance would remain on Larkin Street. A hipped (sloped) roof penthouse / screen would rise approximately 16 feet above the existing parapet to screen the new rooftop mechanical equipment. The new mechanical equipment is needed because the heating, ventilation, and air conditioning (HVAC) requirements of the Asian Art Museum are more stringent than those of the library. According to the project architect, the building's historic nature requires that rooftop mechanical equipment occupy more area on the roof than would otherwise be the case to minimize the amount of ductwork extending horizontally through the building and avoid, as much as possible, removal of historic ceilings. Because the mechanical equipment cannot be clustered out of view, the penthouse and screen are proposed to obscure the equipment from ground-level views. Figure 2, p. 30, shows the proposed Larkin Street elevation (lions are not shown).

The penthouse would be three feet taller than the existing mechanical equipment screen. It would extend almost the entire width of the building's Larkin Street facade and at its highest point would be set back about 20 feet from this facade, compared to more than 50 feet for the existing screen. The 16-foot-tall hipped roof / screen would be taller on the west (Larkin Street) side of the roof than on the Fulton and McAllister Street sides, which would each have a 7-foot-tall mechanical screen. Together, the hipped-roof penthouse and screen would alter the original

design of the old Main Library building and, because their heights would vary, would disrupt the existing regularity in the building's elevations (Page & Turnbull, 1998, p. 1).

The hipped-roof penthouse / screen would be visible above the west end bay of the Fulton Street facade, and a 7-foot-tall hipped-roof screen, set back 10 feet from the Fulton Street facade, would extend along the remainder of the building's south wing. Figure 3, p. 31, shows the proposed Fulton Street elevation.

Addition of the mechanical penthouse and screen would be most apparent in mid-range views, such as from Civic Center Plaza, of the two principal facades, on Larkin and Fulton Streets. The hipped roof would affect primary architectural features of the old Main Library – principal and secondary elevations – that are compatible with the character of the historic district. Although it could be considered compatible with other buildings in the district that have hipped roofs, such as the California State Building, the Old Federal Building, the new San Francisco Civic Center Courthouse, and the Opera House and Veterans' Building, the new roof line is not a historic feature of the old Main Library.

The proposed removal of the statues on the Larkin Street facade would eliminate a distinctive feature that characterizes the old Main Library building (Page & Turnbull, 1998, p. 4).

Installation of four new doors on the Fulton Street facade and construction of the outdoor dining terrace would alter a principal elevation of the old Main Library building. The new doorways, two of which would be required for emergency egress and two of which would serve the proposed cafe and lounge, would be compatible with the existing building and the local Civic Center Historic District "in materials, scale and proportion, and details," as required by Article 10, but would alter existing fenestration (Page & Turnbull, 1998, pp. 2-3). The dining terrace would be noticeable, but "would not upset the fundamental relationship between the building and the landscape" (Page & Turnbull, 1998, p. 3).

Replacement of the existing glazing in the two-story windows and installation of new translucent windows behind the existing windows on the principal Larkin and Fulton Street facades would alter the visual appearance of these facades, although the new glazing would be similar in color and reflectivity to the existing, and the approach to these windows would avoid obtrusive changes to exterior glazing (Page & Turnbull, 1998, p. 3). The proposed emergency staircase inside the Fulton Street reading room would not be readily visible from the outside behind the new translucent white glass.

As noted in the discussion of seismic upgrade impacts, p. 59, the project would also remove the exterior brick walls on all sides of the Great Hall and in the existing north and south light courts. The exterior brick walls within the two light courts, which would become part of the new Central Court, would be replaced with a waxed plaster finish.

Construction of the proposed glass-enclosed stair or escalators along the north wall of the old Main Library's south wing would alter the appearance of this secondary facade, and would not adversely affect the building's character, in that they would not destroy existing elements that

characterize the building (Page & Turnbull, 1998, p. 7). Figure 5, p. 33, shows the McAllister Street elevation.

With regard to alterations to the secondary McAllister Street facade, the installation of opaque gray-green spandrel glass and emergency exit doors in the McAllister Street windows would alter the appearance of this secondary facade. Because it would differ so much from the existing clear glass, the new glazing would substantially alter the appearance of the windows on the McAllister Street facade. The new exit doors would not adversely affect the character of the building or its relationship to the historic districts, in that most of the north facade would be preserved (Page & Turnbull, 1998, p. 5).

The extension of the old Main Library building's lower level onto a portion of the 45 Hyde site, at a height of about 12 feet, would be finished with blank panels of synthetic stucco. While clearly differentiated from the existing building, as recommended in the Secretary of the Interior's *Standards for Rehabilitation*, the new single-story facade would not be compatible with the old Main Library in terms of materials or the blank face it would present to the street (Page & Turnbull, 1998, p. 7).

INTERIOR CHANGES

Some of the important interior spaces would be retained in the Asian Art Museum. The Monumental Staircase from the main entrance to the Great Hall would remain, and the Great Hall would be converted to a space for special exhibitions, lectures, and special events. The two rooms that make up the main entrance on Larkin Street would be preserved, as would the north-south corridor inside the entrance hall and vestibule. Table 3 identifies important historic architectural interior spaces and the proposed disposition of those spaces under the project. Figures 6 and 7, pp. 37 and 38, identify important interior spaces by room numbers, which are provided in parentheses in the text.

Monumental Staircase, Great Hall, and Reading Rooms

The Monumental Staircase would no longer be the primary entrance to the interior of the museum, as it was in the library. Visitors would enter the exhibit area of the museum at a control point near the southeast corner of the Central Court, from where they could use the new glass-enclosed stairway (or escalators) or take an elevator to the second- and third-floor galleries. Alternatively, visitors could enter the second-floor galleries via the existing Monumental Staircase and reach the third floor by other stairs or elevators. This change in function of the Monumental Staircase and other circulation patterns would substantially alter the primary circulation sequence that is a central characteristic of the original Beaux Arts "parti" (Page & Turnbull, 1998, p. 18).

As noted under seismic upgrade impacts, p. 59, the project proposes to retain the existing plaster finish in the Great Hall by installing concrete shear walls around the outside of this portion of the building, thereby avoiding the need to open the interior walls. A new elevator adjacent to the proposed glass-enclosed stair or escalators would intrude approximately one foot into the Great

TABLE 3
RATINGS OF AND EFFECTS ON HISTORIC ARCHITECTURAL INTERIOR SPACES

Space	Article 10 ^a	Rating of Interior Space		
		Page & Turnbull ^a	Carey & Co. ^a	Disposition under Project
<u>Lower Level (Basement)</u>				
Mechanical Room (10)		NR	Contributing	Demolish
Corridors (90, 91)		NR	Contributing	Demolish
South Stacks, Levels 1-2 (ST2)		NR	Significant	Demolish
Misc. Rooms (2, 2A, 6, 7)		NR	Contributing	Demolish
<u>Ground Floor</u>				
Entrance Vestibule (191)	√	b	Very Significant	Retain
Entrance Hall (101)	√	b	Very Significant	Retain
Corridor (190)	√	b	Very Significant	Retain
Monumental Staircase (S101)	√	b	Very Significant	Retain
Elevator Lobbies (192, 193)	√	b	Very Significant	Demolish
Elevator (E2)		Zone 1	Very Significant	Demolish
Fulton Lobby, Vestibule (198A, 198)		Zone 1	Very Significant	Convert to cafe dining room
Corridor (190A)		Zone 1	Significant	Demolish (most)
Corridor (190B)		Zone 1	Significant	Demolish (most)
Corridor (194)		Zone 1	Significant	Demolish
Restrooms (108A, 108B, 122)		Zone 1	Significant	Demolish
Stairs and Vestibule (S102, S104, 112, 120)		Zone 1	Significant	Demolish
Offices & Vestibules (104, 105, 106, 107A)		Zone 2	Significant	Demolish
Stacks, Levels 1-3 (ST1)		Zone 2	Significant	Demolish
Children's Room and Office (114, 116)		Zone 2	Significant	Demolish
Fine Arts Dep't. and Office (118, 118B)		Zone 2	Significant	Demolish
South Stacks, Levels 3-4 (ST2)		Zone 2	Significant	Demolish
Lurie Room (102)		Zone 2	Contributing	Remodel; divide for other uses. [S]
Staff Room (103)		Zone 3	Contributing	Remodel [S]
Offices (107B, 109)		Zone 3	Contributing	Demolish
Business Department (119)		Zone 3	Contributing	Remodel; convert to gallery [S]
Offices, Storerooms (117-117D)		Zone 3	Contributing	Demolish; construct museum store
Sheet Music Dep't. & Office (196A&B)		Zone 3	Contributing	Demolish
Corridor (197) and Stair (S103)		Zone 3	Contributing	Demolish
North and South Light Courts		Zone 3	NR	Enclose; convert to Central Court
<u>Second Floor</u>				
South (Fulton St.) Reading Room (210)	√	b	Very Significant	Divide into 2 levels (add new floor)
West (Larkin St.) Reading Room (201)	√	b	Very Significant	Divide into 2 levels (add new floor)
Reading Rooms (202, 203, 218)	√	b	Significant	Divide into 2 levels (add floor) [S]
Corridor (291A)	√	b	Very Significant	Retain
Great Hall (200)	√	b	Very Significant	Retain; elevator would protrude
Main Stair Hall [Loggia] (290)	√	b	Very Significant	Demolish walls, retain base and entablature; install new columns
(continued)				

(continued)

(101) = Room Number; figures 6 and 7, pp. 37 and 38, identify important interior spaces by room numbers.

[S] = Shear wall to be constructed within this space, necessitating removal of interior walls.

NR = Not rated Zone 1, 2, or 3 (Page & Turnbull) or Very Significant, Significant, or Contributory (Carey).

^a ✓ = Space identified as Exceptionally Significant Interiors Space in Article 10. **Page & Turnbull** Preservation Zone ratings: Zone 1 - highly important to the character of the building; Zone 2 - spaces that contribute to the eligibility of the building for the National Register of Historic Places; Zone 3 - spaces that contribute to the historic integrity of the building but are generally simple and utilitarian and were not originally intended for important public views or uses. **Carey** classifications are similar, but use terms Very Significant, Significant, and Contributing.

^b Page & Turnbull did not separately rate spaces listed in Article 10, which confers City-adopted recognition of historic architectural importance.

TABLE 3 (continued)
RATINGS OF AND EFFECTS ON HISTORIC ARCHITECTURAL INTERIOR SPACES

Space	Article 10 ^a	Rating of Interior Space		
		Page & Turnbull ^a	Carey & Co. ^a	Disposition under Project
<u>Second Floor</u> (continued)				
Piazzoni murals	√	b	Very Significant	Remove
Monumental Staircase (S101)	√	b	Very Significant	Retain (but see 290)
Stairs and Vestibule (S102, S104, 212)		Zone 1	Significant	Demolish
Corridors (291B, 291C)		Zone 2	Significant	Demolish; incorporate into 201
Stacks, Levels 4-7 (ST1)		Zone 2	Significant	
Hall (299)		Zone 3	Significant	Demolish
Stair (S201), Passage (292)		Zone 3	Contributing	Demolish
Offices (204, 206, 207, 208, 213, 216)		Zone 3	Contributing	Demolish
Closets, Storage (206A, 207A, 209, 213A, 216A, 292A)		Zone 3	Contributing	Demolish
Corridor (293) and Stairs (S201, S301)		Zone 3	Contributing	Demolish
Miscellaneous (211, 217)		Zone 3	Contributing	Demolish
<u>Third Floor</u>				
Periodical Room (301)		Zone 1	Very Significant	Demolish
Elevator Lobby (390)		Zone 1	Very Significant	Demolish
Corridor (392)		Zone 1	Very Significant	Demolish
Storage (392A)		Zone 1	Very Significant	Demolish
Restrooms, Retiring Room (308, 319, 321)		Zone 1	Very Significant	Demolish
Elevator (E3)		Zone 3	Very Significant	Demolish
Stairs (S102, S104)		Zone 1	Significant	Demolish
San Francisco History Room (320)		Zone 2	Significant	Demolish
Archive (322, 324)		Zone 2	Significant	Demolish
Special Collections (318D)		Zone 2	Significant	Demolish
Offices (302, 318A)		Zone 2	Significant	Demolish
Miscellaneous (304, 315, 394)		Zone 2	Significant	Demolish
Corridor (393)		Zone 2	Contributing	Demolish
Office (318B)		Zone 3	Significant	Demolish
Miscellaneous (306, 312, 314, 318C)		Zone 3	Significant	Demolish
Lounges (303, 305)		Zone 3	Contributing	Demolish
Conference Room (323)		Zone 3	Contributing	Demolish
Work Room / Storage (325)		Zone 3	Contributing	Demolish
Offices (310A-C, 316A&B)		Zone 3	Contributing	Demolish
Closets, Storage (303A, 316C, 325A-325B, 327-327B, 394A)		Zone 3	Contributing	Demolish
Corrid. (310C,395,397); Stairs (S103,S301)		Zone 3	Contributing	Demolish
Lockers (309, 311)		Zone 3	Contributing	Demolish
Kitchen (307)		Zone 3	Contributing	Demolish

(101) = Room Number; Figures 6 and 7, pp. 37 and 38, identify important interior spaces by room numbers.

[S] = Shear wall to be constructed within this space, necessitating removal of interior walls.

NR = Not rated Zone 1, 2, or 3 (Page & Turnbull) or Very Significant, Significant, or Contributory (Carey).

^a √ = Space identified as Exceptionally Significant Interiors Space in Article 10. **Page & Turnbull** Preservation Zone ratings: Zone 1 - highly important to the character of the building; Zone 2 - spaces that contribute to the eligibility of the building for the National Register of Historic Places; Zone 3 - spaces that contribute to the historic integrity of the building but are generally simple and utilitarian and were not originally intended for important public views or uses. **Carey** classifications are similar, but use terms Very Significant, Significant, and Contributing.

^b Page & Turnbull did not separately rate spaces listed in Article 10, which confers City-adopted recognition of historic architectural importance.

SOURCE: Page & Turnbull, 1997; Carey & Co., 1994

Hall; this elevator would be linked to the second- and third-floor galleries by a pedestrian bridge over the Central Court. Other finish and trim materials would be saved and remounted, as feasible, but some may be replaced. Two other pedestrian bridges at the second floor would connect the Great Hall with the proposed galleries in the north and south wings of the old Main Library building.

The two double-story second floor reading rooms (Rooms 201 and 210) and the three smaller corner rooms (Rooms 202, 203, and 218), would be converted to gallery or, in the case of one or more of the smaller rooms, office space, and a new third floor would be installed within each of these five rooms, that is, throughout the second floor, resulting a total of four floors within the building. The decorative beamed ceilings in these rooms would be preserved, and certain trim and finish materials would also be retained, where feasible; bookshelves would be removed, and other finish materials would be replaced or eliminated. In the two large reading rooms, the new third floor would be set back about five feet from the windows. With installation of the new third floor level, the five rooms would lose the effect of the space created by their existing two-story height. Installation of the new third floor level would adversely affect these Exceptionally Significant Interior Spaces, as designated in Planning Code Article 10, Appendix J, by fundamentally altering the existing proportions of the rooms. This change would be visible from the exterior, at least under certain lighting conditions. However, the new floor potentially could be removed and the spaces restored in the future (Page & Turnbull, 1998, p. 12).

The north wall of the Fulton Street reading room (Room 210) would be partially demolished through removal of existing arched windows into the existing light court and cutting of 14-foot square openings to the proposed Central Court at the second floor and the new third floor. This would further alter this existing Exceptionally Significant Interior Space, as identified in Planning Code Article 10, Appendix J. In addition, a new emergency exit stairway to be installed in the Fulton Street reading room would be constructed within this room.

In addition to installation of a new third floor level, the project would include demolition of parts of the existing east walls of the Larkin Street reading room (Room 201) to enlarge this proposed gallery, incorporating existing corridors (Rooms 291B and 291C) north and south of the loggia. This change would alter the existing rectangular form of this room, and would eliminate the existing corridors.

Second Floor Stair Loggia and Murals

On the second floor, the unreinforced masonry walls of Balcony 290 (stair loggia), an Exceptionally Significant Interior Space, would be demolished on both sides of the Monumental Staircase, retaining only the wall base and entablature and constructing new columns (the existing inner columns flanking the Monumental Staircase would remain as at present). Cutting large openings in the walls of the loggia would significantly alter the space in the stair loggia and the original scheme for admitting daylight into the this area and the Monumental Staircase (Page & Turnbull, 1998, p. 13), which now consists of indirect lighting from skylights. With the new openings, exterior light would enter the loggia from the sides as well. The museum would install display cases in the newly created wall openings.

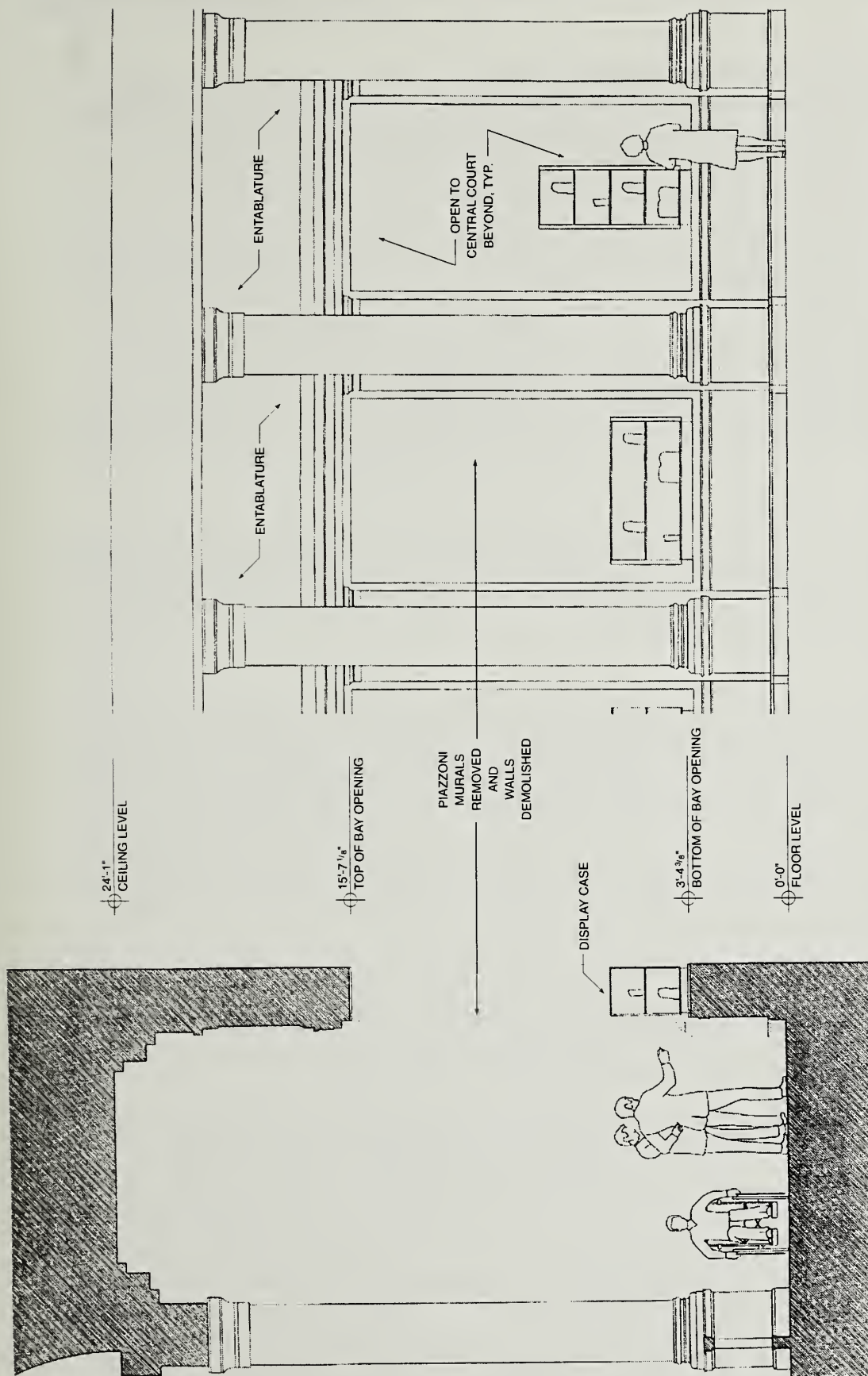
The project would demolish large portions of the interior walls of the building's north and south wings, creating new openings from the Fulton Street reading room and the former stacks into the Central Court. Together, the openings in the loggia and reading room walls would allow views from galleries in either wing across the entire the museum, through the loggia, to the gallery on the other side. Figure 11 depicts the proposed design scheme for the second-floor loggia. The proposed opening in the loggia and the galleries is also shown in Figure 9, p. 41.

As noted in the project description chapter and under seismic upgrade impacts, p. 59, the Asian Art Museum proposes to remove the 14 Piazzoni murals from the loggia prior to construction. The murals are not proposed to be reinstalled in the old Main Library building. Removal of the Piazzoni murals would displace from the old Main Library building works of art that, in the view of several experts, are considered integral to the building (see also the discussion of the Piazzoni murals in Section III.A, Setting, p. 55), and would remove "distinctive features and examples of craftsmanship which contribute to the significance of the building" (Page & Turnbull, 1998, p. 13).

Conservators who reviewed the murals were divided in their opinions as to the extent of damage, if any, that would be sustained by the murals in removing them from the walls. Of five conservators' reports reviewed for this analysis, three concurred in the conclusion that the murals could be safely removed from the walls, albeit with some minor damage, assuming that great care were taken in the process (Branchick, 1997; Alkons, 1997; Huston, 1997). Two conservators concluded that removal would likely cause more serious damage (estimated loss of between 7 percent and 20 percent of the surface) as the canvas was pulled away from the wall (Rosenthal, 1996; Silver, 1997). According to one conservator, damage would be likely even if the supporting wall panels were cut away with the murals intact and the murals removed later (Silver, 1997). The conservators generally noted that the newer, vinyl adhesive on the four murals installed in 1975 at the west end of the stair loggia would prove more of an obstacle to removal than would the older glue/paste adhesive used on the ten murals installed on either side of the loggia in the 1930s. Because the color palette of the murals is muted, relatively minor damage could be noticeable (Rosenthal, 1996; Silver, 1997).

Although not all the conservators addressed this issue, two of the conservators (Rosenthal, 1996; Silver, 1997) argued that the Piazzoni murals were created specifically for the Main Library and are integral to the architecture of the building, and recommended against removal of the murals from the building from the perspective of art preservation and conservation. Rosenthal stated, "Removal of the murals for reasons less than saving them from destruction would raise serious ethical questions." Both Rosenthal and Silver recommended altering the Asian Art Museum's design scheme to retain the murals in place, stating that preservation would be possible during construction by enclosing the murals in solid, climate-controlled boxes.

A third conservator (Huston, 1997), while acknowledging the murals' conception for the old Main Library building, stated that exhibiting them as a set elsewhere, like "windows in an



97.750E Asian Art Museum / ESA 970419 ■

Figure 11
Proposed Second Floor Loggia

SOURCE: HOK/LDA/RWA

architectural setting” as they were originally conceived, would be acceptable. The project architect, Gae Aulenti (1997) also argued for removal, stating that the murals could be damaged during construction due to vibration and exposure to the elements.

The Asian Art Museum chooses not to reinstall the murals because it believes that:

If the Piazzoni paintings remained in place, the design itself would be compromised. The design’s underlying principle and aesthetic is the unity of space created through light and visibility from galleries on either side of and through the loggia, creating a dynamic effect of movement and energy. Exhibition options, particularly on the loggia level where the paintings flank the grand staircase, would be severely constricted, as well. Exhibition concepts for the loggia openings include displaying Ming dynasty scrolls, Indian stone sculpture and the Museum’s exquisite jade collection illuminated by natural light. The paintings’ permanence and size would limit the Museum’s ability to display its outstanding collection on a rotating basis and host the significant exhibitions of Asian culture, heritage and art for which it is known (Asian Art Museum, 1997; Killoran, 1998).

A preservation architect who reviewed the project on behalf of the Board of Supervisors’ Piazzoni Review Panel has stated that seismic strengthening of the loggia could be accomplished without removing the faux travertine panels on which the murals are mounted by installation of structural members between the panels and the exterior brick walls, which would allow the murals to remain in place (Judd, 1997).

The museum is considering several potential relocation sites for the Piazzoni murals, including the new state office complex, which combines a new building and renovation of the historic California State Building at 350 McAllister Street, diagonally across the street from the old Main Library. According to the museum, the potential relocation sites would offer free public access to the murals. No decision has been made regarding a relocation site. The Asian Art Museum Foundation has agreed to provide \$250,000 towards restoration of the murals if they are moved. Assuming they are not damaged in the removal process, the murals could be mounted on panels and reinstalled in the old Main Library at a later date, although this would not recreate the existing permanent installation.

The Board of Supervisors, on December 15, 1997, passed a resolution urging the San Francisco Art Commission to remove the Piazzoni murals from the old Main Library building prior to the start of construction on the Asian Art Museum project and to explore options for relocation and display of the murals, subject to completion of environmental review.

The project would also remove the two large duMond murals in the second floor reading rooms. The duMond murals are proposed for relocation by the museum, in conjunction with the San Francisco Art Commission. The duMond murals, unlike the Piazzonis, were not created for the old Main Library, but were moved there after original installation at the Panama-Pacific Exposition. Unlike the Piazzoni murals, the duMond murals depict action and are painted in more a palette that uses more contrasting colors. Minor damage would therefore likely be easier to repair.

Third Floor

Changes to the existing third floor (proposed fourth floor), including demolition of nearly the entire interior and construction of new office space and a museum research library, would adversely affect important interior spaces, including the former Main Library periodical room (Room 301) and elevator lobby (Room 390) (Page & Turnbull, 1998, p. 17). There are no Exceptionally Significant Interior Spaces, as identified in Planning Code Article 10, Appendix J, on the existing third floor.

Other Exceptionally Significant Interior Spaces

Creation of the new Central Court would adversely affect ground-floor Elevator Lobbies (192 and 193), which are designated Exceptionally Significant Interior Spaces. These lobbies would be demolished and the space incorporated into the new Central Court. According to the project architect, the existing elevators meet neither program needs nor the current requirement of the Americans with Disabilities Act (ADA).

Other Exceptionally Significant Interior Spaces would be retained, including the Main Entrance Hall (101) and Vestibule (191), Public Corridor 190, Public Corridor 291A, and most of the Great Hall (200), discussed above, with the exception of the new elevator that would encroach approximately one foot into this room. The bust of Edward Robeson Taylor would be removed from Room 191.

Other Interior Spaces

A number of other interior spaces with historic architectural merit would be demolished. Table 3, p. 63, identifies these historic architectural interior spaces and the proposed disposition of those spaces under the project.

Conversion of the existing Fulton Street entry lobby to a dining room, including closure of the Fulton Street entrance and installation of a new glazed partition, would not destroy the sense of space in this area and would be considered a partially reversible change that could be reversed in the future, and likely would not adversely affect this room (Page & Turnbull, 1998, p. 10).

The existing seven-story library stacks would be demolished and new museum space – primarily galleries – would be constructed. The stacks would be rebuilt as four floors to match the remainder of the building, including the proposed new third floor in the existing second-story reading rooms. The stacks are a distinctive architectural feature of the old Main Library, but were not originally publicly accessible, and could therefore be considered a secondary space (Page & Turnbull, 1998, p. 11). They are not listed in Article 10.

EXPANSION SPACE

Subject to funding, construction of the proposed auditorium/theater, with two stories of additional museum office space, would occur atop the proposed lower level expansion about 12 feet above grade at the 45 Hyde Street site. The auditorium/theater / office addition would

become the primary Hyde Street facade of the museum, obscuring the eastern wall of the Great Hall. Like the lower level addition in the project, the auditorium/theater addition would be set back about 5 feet from Hyde Street. The addition would also be set back from the existing Fulton Street wing of the old Main Library building to accommodate the museum's proposed glass-enclosed stair or escalators. As such, the theater addition would be clearly differentiated from the existing building. The auditorium/theater addition would be three stories tall above the lower level, and the entire addition, including the lower level, would be about 80 feet tall (above grade) to match the height of the old Main Library building at Hyde Street.

No formal design has been prepared for the auditorium/theater addition at 45 Hyde Street. It is anticipated that the auditorium/theater addition could be finished in gray granite or precast concrete panels, intended to be similar in color and texture to the old Main Library building and most other monumental structures in the Civic Center. As with alterations to the existing old Main Library building, the auditorium/theater addition would be required, under Article 10, to be compatible with the character of the historic district. Because design plans for the auditorium/theater addition are conceptual at this time, a separate Certificate of Appropriateness would be required at such time as the design were more fully developed.

According to the Secretary of the Interior's *Standards for Rehabilitation*, new additions to historic buildings should be designed and constructed so that the character-defining historic materials, features, and spatial relationships of the property are not destroyed. New construction should also be clearly differentiated from the old, and yet should be compatible with the massing, size, scale, and architectural features of the historic property.

Because the auditorium/theater addition would be constructed at the rear of the old Main Library building and would be smaller in size and scale compared to the historic building, the addition would not adversely affect the old Main Library, assuming the addition were designed to be compatible with the historic building in height, massing, fenestration, materials, color, texture, detail, style, scale and proportion, signage, landscaping and street furniture, as required by Article 10 of the Planning Code.

Extension of the McAllister Street frontage toward Hyde Street to resemble in plan the existing Fulton Street wing is a potential future phase of the project, now unfunded. The McAllister expansion would similarly be required to comply with Article 10 and would require a Certificate of Appropriateness.

CONCLUSION

As described in detail above, the project would result in a significant impact on historic architectural resources, in that it would demolish most of the interior of the old Main Library building, including a number of spaces identified as Exceptionally Significant Interior Spaces in the Planning Code (Appendix J of Article 10 (Sec. 10)). The project would include demolition of ground floor elevator lobbies; demolition of the walls of the second-floor loggia, retaining only the wall base and entablature and constructing new columns; removal of the Piazzoni murals; construction of a new floor level within the second-story reading rooms; partial

demolition of the north wall of the Fulton Street reading room and construction of large openings at the second and new third floors; and demolition of north and south portions of the east wall of the Larkin Street reading room; as well as demolition of numerous other spaces identified in building survey reports as having historic architectural merit. Because the duMond murals were not originally installed in the museum and because they are not considered to have the same artistic merit as the Piazzonis, relocation of the duMond murals, if carried out without substantial damage, would not likely be considered a substantial adverse effect.

The project would alter the existing exterior facades of the old Main Library building, including installation of a hipped-roof mechanical penthouse and screen; construction of new doors, elimination of some existing windows; creation of an outdoor garden and outdoor dining area; removal of existing statuary and installation of new statuary; changes in windows and/or glazing; and removal of existing brick from the secondary east facade and from the north side of the south wing and the light courts. Exterior alterations would not substantially affect the historic or architectural significance of the local and national historic districts in which the old Main Library building is considered contributory. Interior changes would not be expected to affect the building's contributory status within these districts, or substantially alter the character of the districts. For these reasons, project effects on the historic districts would not be considered significant.

As stated in the setting, a Certificate of Appropriateness is required for major alterations to the building exterior and to the Exceptionally Significant Interior Spaces identified in the Planning Code. A Certificate of Appropriateness would require approval, in accordance with Planning Code Section 1006.7 and Article 10, Appendix J, Section 9, by the Planning Commission on the advice of the Landmarks Preservation Advisory Board.

The National Park Service and the State Office of Historic Preservation reviewed the proposed changes to the old Main Library building in September 1997 and concluded that the project would not meet the Secretary of the Interior's *Standards for Rehabilitation*. Concerns cited referred to many aspects of the project described above, including alteration of the circulation pattern through the building, relegating the Monumental Staircase to secondary status; installation of a new floor level within the second floor reading rooms and removal of architectural detail therein; alteration of the stair loggia, including removal of the Piazzoni murals; changes to the light courts and Fulton Street facade; demolition of secondary spaces such as ground floor rooms and stairways; and removal of the statues above the Larkin Street entrance (Look, 1997). Removal of the interior walls of the Great Hall as part of the building's seismic upgrade was also cited by SHPO; this was formerly proposed but is no longer included in the project.

REFERENCES - Historic Architectural Resources

Except where noted, the materials referenced in this SEIR are on file and available for review at the San Francisco Planning Department, 1660 Mission Street, as part of the project file.

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B. URBAN DESIGN

SETTING

As stated in the Main Library/Asian Art Museum FEIR, the project site is in the San Francisco Civic Center, which includes a collection of monumental public buildings reflecting the Beaux Arts-inspired City Beautiful movement. The area also includes a number of newer office structures, including the nearly complete State Office Building and Phillip Burton Federal Building, both on Golden Gate Avenue one block north of the site, and the California State Automobile Association tower at Van Ness Avenue and Fell Street, five blocks southwest. Other newer buildings include the New Main Library, across Fulton Street from the project site; Hastings College of the Law, across McAllister Street; and the San Francisco Civic Center Courthouse, one block west.

Civic Center Plaza occupies a double block immediately west of the project site. It is bounded by McAllister, Larkin, Grove, and Polk Streets. The plaza includes two newly developed children's playground, a rectangular site that formerly housed a fountain, rows of flagpoles and pollarded sycamore trees lining the former fountain, and landscaping in the form of lawns and groups of trees. The brick-paved United Nations Plaza extends to the east from the southeast corner of the project site to Market Street. Because of the openness of the Civic Center, the project site is visible from a large part of the area west to City Hall, on the west side of the Plaza, and from U.N. Plaza to the east. The New Library block is also clearly visible from U.N. Plaza. From points farther west, City Hall obstructs the view; from points south, east, and north, existing development obscures views except down street corridors.

IMPACTS

SIGNIFICANCE CRITERIA

The existing visual character of the site is determined by the attributes (i.e. color, form, texture) of existing built features. Impacts to the visual quality or character of a site may occur as a result of demonstrable negative aesthetic effects, degraded or obstructed scenic views from public areas, and the production of new substantial light or glare.

IMPACT ASSESSMENT

As described above under Historic Architectural Resources, p. 57, the proposed Asian Art Museum project would preserve and retain most of the principal exterior facades of the old Main Library building. Exceptions would include construction of the proposed 16-foot-tall mechanical penthouse / screen above the Larkin Street facade and 7-foot-tall mechanical screen above Fulton and McAllister Streets, installation of new ground floor doorways on Fulton Street, removal of the statues above the Larkin Street entrance and placement of new statues of lions near the Larkin Street entrance, and covering of the inscription identifying the library and installation of new signage identifying the museum (completed in 1998). New doorways would be also be added in the Hyde and McAllister Street facades, and the two set back facades on

these streets would be altered by the construction of the proposed Central Court and glass-enclosed stairway (or escalators). These changes are illustrated on Figures 2 through 5, pp. 30 through 33, and described in detail in Section III.A, Historic Architectural Resources. Additional free-standing sign(s) identifying the Asian Art Museum would also likely be installed at ground level.

Addition of the mechanical penthouse likely would be the most noticeable change to the building's exterior, particularly in views of the principal Larkin and Fulton Street facades. The penthouse would be visible from Civic Center Plaza and the steps of City Hall to the west, and from the steps of the New Main Library to the south. The screen, shorter and set back farther, would be hidden by the existing building in most ground-level views. The penthouse would be in the form of a hipped (sloped) roof intended to respond to similarly shaped roofs on the existing California State Building at 350 McAllister Street (kitty-corner from the old Main Library), the Old Federal Building (across Hyde Street from the old Main Library), the new Civic Center Courthouse at Polk and McAllister Streets, one block to the west, and the Opera House and Veterans' Building, two blocks west on Van Ness Avenue. Urban design is highly subjective, and a form may be aesthetically pleasing to one viewer and unattractive to another. The form of the penthouse addition would generally be consistent with the scale and massing of some Civic Center buildings, and therefore the Asian Art Museum project would not have a substantial demonstrable negative physical environmental aesthetic effect; nor would it substantially obstruct scenic views now available to the public. The effect of the penthouse is discussed further under Historic Architectural Resources Impacts, beginning on p. 57 of this document, in relation to its impact on historic resources.

The potential Phase 2 auditorium/theater addition at 45 Hyde Street would incorporate design elements and materials intended to be compatible with the old Main Library building, and would be comparable in scale and massing to surrounding development; therefore they would not have a substantial demonstrable negative aesthetic effect. The auditorium/theater addition would be smaller than the old Main Library building in plan, occupying less than one-fourth of the footprint of the library building, and would therefore be somewhat subsidiary to the older building in views of the two together. As noted in the discussion of Historic Architectural Resources, the auditorium/theater addition would be required by Planning Code Article 10 to be determined compatible with the historic district through the Certificate of Appropriateness process.

If the Phase 3 extension of the McAllister Street wing toward Hyde Street were completed, it would essentially fill in the northeast corner of the project block with new construction at the same scale as the existing building. The potential McAllister facade extension would likewise be required to comply with Article 10.

C. SHADOW

SETTING

Public open space in the project vicinity, existing and zoned, as shown on the City Planning Code zoning maps includes Civic Center Plaza, across Larkin Street to the west of the project site; Fulton Street between Civic Center Plaza and Hyde Street, formerly proposed as a Fulton Street Mall and now used for parking and circulation, and also the location of the Pioneer Monument; United Nations Plaza, which extends from Hyde Street to Market Street generally in the Fulton Street right-of-way and includes Leavenworth Street between Fulton and McAllister Streets; and the War Memorial Court, between the Opera House and Veterans' Building in the War Memorial Complex on Van Ness Avenue. The building setback in front of the Phillip Burton Federal Building on Golden Gate Avenue between Polk and Larkin Streets (one block north of the project site), while not designated open space, has functioned as a plaza (it is currently used for construction staging). Other open areas include the eastern portion of Fox Plaza at Market and Hayes Streets and the plaza in front of Hastings College of the Law at 198 McAllister Street at Hyde Street, diagonally across the intersection from the existing Main Library and 45 Hyde Street. In the project vicinity, Civic Center Plaza is the only park protected by the Sunlight Ordinance (Section 295 of the City Planning Code).

IMPACTS

SIGNIFICANCE CRITERIA

Planning Code Section 295 generally prohibits new buildings that would cause significant new shadow between the hours of one hour after sunrise and one hour before sunset, at any time of the year on open space under the jurisdiction of the San Francisco Recreation and Park Commission. A project would have a significant effect if it would result in substantial new shadow on public open space under the jurisdiction of the Recreation and Park Commission. An absolute cumulative limit of new shadow, of 1 percent, was adopted for Civic Center Plaza. That amount has been used by recent new development, including the New Main Library.

IMPACT ASSESSMENT

The project would include construction of a 16-foot mechanical penthouse enclosure with a hipped (sloped) roof, set back about four feet from the Larkin Street facade, to screen the proposed new rooftop mechanical equipment. Although the penthouse would be exempt from the Planning Code height measurement of the building as an allowable rooftop mechanical appurtenance (Planning Code Section 260(b)(1)(A)), it would nevertheless raise the physical height of the existing building by about 16 feet¹¹ and would be an addition to a building that exceeds 40 feet in height. Therefore, the project is subject to Section 295 of the Planning Code and a shadow analysis was conducted to determine the general extent of new shadow on Civic Center Plaza, which is under the jurisdiction of the Recreation and Park Department.

¹¹ The effect on shadow of the height increase would be less than a 16-foot vertical extension at the facade because the penthouse would be set back from the facade and would have a sloped roof.

Section 295 prohibits the issuance of building permits for structures or additions to structures that would shade property under the jurisdiction of, or designated to be acquired by, the Recreation and Park Commission, during the period from one hour after sunrise to one hour before sunset, unless the City Planning and Recreation and Park Commissions determine that such shade would have an insignificant impact on the use of such property. In 1989, the two Commissions adopted shadow criteria for Downtown parks, including an Absolute Cumulative Limit for new shadow for each open space and set forth qualitative criteria for assessing new shadow. The Absolute Cumulative Limit for Civic Center Plaza was set at 1 percent additional shadow-foot-hours per year. Qualitative criteria call for preservation of afternoon sun, particularly on seating areas and lawn areas.

Since the Absolute Cumulative Limit and the criteria were adopted, the New Main Library at Larkin and Grove Streets and the Courthouse at Polk and McAllister Street have been constructed. These two projects together absorbed the allowable 1 percent new shadow on Civic Center Plaza. Therefore, the effective available new shadow limit is zero.

The mechanical penthouse on the proposed Asian Art Museum (old Main Library building) would add new shadow to Civic Center Plaza from March through September in the early morning hours before about 9:00 a.m., when the sun is low on the horizon. After these hours, the sun would be high enough in the sky such that the penthouse would cause no new shadow. From October through February, the sun is too far south to result in the old Main Library building, including the proposed new mechanical penthouse, casting new shadow on Civic Center Plaza.

The project would increase total year-round shadow on Civic Center Plaza by approximately 958,718 net new shadow-foot-hours during Section 295 hours. This would represent approximately 0.116 percent (about one-ninth of 1 percent) of the total year-round square-foot-hours of sunlight on Civic Center Plaza at the time the Section 295 criteria were established, which is the base for the Section 295 analysis. This would mean that the amount of shadow on Civic Center Plaza would have increased by 1.116 percent, compared to the Section 295 baseline, which is greater than the 1 percent absolute cumulative limit. (The 1.116 percent includes the 1 percent absorbed, as noted, by recent development, plus 0.116 percent due to the project.)

This additional shadow would not be expected to interfere with use of the Plaza, nor would it conflict with the qualitative criteria that, as noted, call for preservation of afternoon sun. However, new shadow from the Asian Art Museum project would exceed the Absolute Cumulative Limit for Civic Center Plaza.

With anticipated cumulative development – the City is proposing to construct a new office building at the site of an existing vacant state office building at 525 Golden Gate Avenue at Polk Street – shading would increase by about 0.001 percent compared to the Section 295 baseline, and the total increase over the Section 295 baseline would be 1.117 percent.

In order for the project to be approved, the City Planning and Recreation and Park Commissions would have to find the new shadow to be *de minimus* (that is, so minimal as to not be significant), or increase the Absolute Cumulative Limit for the space.

The auditorium/theater addition on a portion of the 45 Hyde Street site would, as stated in the Main Library/Asian Art Museum FEIR (pp. 101-115), cast new shadow on surrounding streets and sidewalks on the elevated plaza in front of Hastings College of the Law, at the northeast corner of McAllister and Hyde Streets. The addition would not add any new shadow to Civic Center Plaza or any other public open space, nor would the potential future extension of the McAllister Street facade. The shadow analysis in the Main Library/Asian Art Museum FEIR assumed buildout of the full 45 Hyde Street site, and therefore adequately analyzed the potential full expansion at this site, included as Phases 2 and 3 of the project.

D. TRANSPORTATION

SETTING

The Main Library/Asian Art Museum FEIR and May 1996 EIR Addendum assess the Transportation Setting and Impacts. They are incorporated by reference and summarized here. Since certification of the Main Library/Asian Art Museum FEIR and publication of the May 1996 EIR Addendum, there have been changes to the regional roadway system that have affected some roadways and intersections in the project vicinity. Damaged in the 1989 Loma Prieta earthquake, the Central Freeway (U.S. 101) between Oak/Fell Streets and Gough/Franklin Streets was demolished in 1992, and temporary bracing was added to support the roadway between Oak/Fell Streets and Mission Street. This latter portion of the freeway was closed to traffic in 1996, and the upper (southbound) deck between Oak and Mission Streets was demolished later that year. Closure of the freeway resulted in increased volumes on some surface streets, notably Ninth and Tenth Streets north of Bryant Street, where there are an off-ramp and an on-ramp, respectively. The lower (northbound) deck, to the Fell Street off-ramp, was reopened to traffic in April 1997, providing a route for northbound motorists and reducing volumes on Ninth Street. On November 4, 1997, San Francisco voters passed a measure calling for retrofitting and widening the remaining freeway to accommodate two-way traffic, and reconstruction of the Oak Street on-ramp. Assuming funding is available and this freeway project is implemented, freeway capacity would return to approximately its pre-1996 levels; i.e., the Oak Street on-ramp and the Fell Street off-ramp would each lead to/from two traffic lanes on the freeway.

The following discussion summarizes and incorporates by reference the 1996 EIR Addendum for the Asian Art Museum project, which reviewed transportation effects as analyzed in the Main Library/Asian Art Museum FEIR in light of the subsequent *Civic Center Complex EIR* (for rehabilitation of the State Office Building at 350 McAllister Street and demolition and new construction of a new State office tower at 455 Golden Gate Avenue; SCH No. 94011008, FEIR Certified May 4, 1995). This analysis also incorporates information from the Transportation Report for a proposed City Administrative Building (Case No. 97.478!, June 9, 1998) at 525 Golden Gate Avenue. Assumptions made in the Main Library/Asian Art Museum FEIR

concerning trip generation of the Asian Art Museum project remain valid. This analysis focuses on whether changes in traffic conditions in the Civic Center have changed so as to affect the analysis and conclusions in the Main Library/Asian Art Museum FEIR, as updated in the 1996 EIR Addendum; that is, whether the analysis remains current and valid.

IMPACTS

SIGNIFICANCE CRITERIA

City policy has been that a project is considered to have a significant effect on the environment if it would cause a signalized intersection to deteriorate to an unacceptable level (i.e., from LOS D or better to LOS E or F), interfere with existing transportation systems causing substantial alteration to circulation patterns or causing major traffic hazards, or contribute substantially to cumulative traffic increases that cause intersections that would otherwise operate at acceptable levels to deteriorate to unacceptable levels. The City has no formally adopted significance criteria for potential impacts related to transit, but City policy has been that a project would have a significant effect if it would cause a substantial increase in transit demand that cannot be accommodated by existing or proposed transit capacity, resulting in unacceptable levels of transit service. Regarding parking, San Francisco General Plan policies emphasize the importance of public transit use and discourage the provision of facilities that encourage automobile use. Therefore, the creation of parking demand that cannot be met by existing or proposed parking facilities would not itself be considered a significant effect. However, the City would consider whether the unmet parking demand would result in other significant physical effects. The City has no adopted significance criteria for pedestrian or bicycle impacts. For this analysis, the project would have a significant effect if it were to result in substantial pedestrian overcrowding, create particularly hazardous conditions for pedestrians or bicyclists, or otherwise substantially interfere with pedestrian and bicycle accessibility. Generally, construction-period transportation impacts would not be considered significant because they would be temporary and intermittent.

IMPACT ASSESSMENT

As stated on p. 131 of the Main Library/Asian Art Museum FEIR, the Asian Art Museum would generate a maximum of about 8,250 person trip ends daily (all modes of travel), including 7,500 patron trips and 750 employee trips.¹² This volume is based on peak attendance as projected by museum staff, reflecting major “blockbuster” exhibitions that could be held during approximately four months of each year. At other times, impacts would be less. Therefore, this is a conservative analysis. Further, no attempt was made to estimate the number of linked trips; that is, trips that would involve a combined visit to the New Main Library and the Asian Art Museum or a visit to one, or both, by workers or others already at Civic Center, also a conservative assumption.

¹² A “trip end,” or simply “trip,” is a one-way trip; a person who arrives at the museum and later departs, making one round-trip, will have accounted for two “person trip ends.” If that person drives, she has generated two vehicle

The museum would generate a total of about 675 person trips in the p.m. peak hour, including about 145 p.m. peak-hour vehicle trips, about 175 MUNI and BART transit trips, about 265 pedestrian trips, and about 40 trips by other modes, including regional transit (SamTrans, Golden Gate Transit), bicycle and motorcycle; about 50 additional persons would be carpool passengers (Table 3, p. 133 of the Main Library/Asian Art Museum FEIR). Total p.m. peak-hour vehicle trips generated by the New Main Library and the Asian Art Museum were shown in the Main Library/Asian Art Museum FEIR to result in acceptable intersection operations (Level of Service (LOS) D or better) in the p.m. peak hour at all but one of the intersections studied in the local area (see Table 4, Main Library/Asian Art Museum FEIR p. 135). The intersection of Ninth and Market Streets was forecast to operate at LOS E (poor; intersection at capacity), under both existing and with-project conditions, although this would not represent a change in intersection level of service due to the project including the Asian Art Museum.¹³ By 2000, with the addition of trips generated by cumulative development in the project vicinity, all intersections would continue at acceptable levels of service, with the exception of Ninth/Market, which would operate at LOS F (jammed conditions), with or without the addition of the New Main Library and Asian Art Museum travel.

Five intersections analyzed in the Main Library/Asian Art Museum FEIR (1990 conditions) were also studied in the *Civic Center Complex EIR* in 1994. In general, the later analysis showed that traffic volumes had decreased in the Civic Center area, resulting in slight improvements in both existing and future intersection operations, including Ninth/Market, which was found to operate at an acceptable level of service (LOS D) in 2000 with the proposed state office building plus cumulative development, including the Asian Art Museum project. In analysis for the proposed City Administrative Building, three intersections also analyzed for *Civic Center Complex EIR* were found to operate under existing (1997) conditions at levels of service somewhat worse than in 1994 in two instances (Larkin and Golden Gate, LOS B vs. LOS A, and Van Ness and Golden Gate, LOS C vs. LOS B) and slightly better in one instance (Van Ness and McAllister, LOS B vs. LOS B/C).¹⁴ All three intersections, however, continue to operate at acceptable levels of service, and would continue to do so, with no change from existing conditions, by 2000 with the assumed addition of traffic from several projects in the Civic Center, including the Asian Art Museum project, which was part of the cumulative analysis in both the *Civic Center Complex EIR* and the Transportation Study for the proposed City Administrative Building. This is generally consistent with findings from the *Civic Center Complex EIR* and the Main Library/Asian Art Museum FEIR. Effects on transit, pedestrians, and parking, and construction-related transportation effects would be as reported in the Main Library/Asian Art Museum FEIR and the 1996 EIR Addendum. In summary, transit trips generated by the Asian Art Museum would contribute incrementally to cumulative increases in transit ridership but would not, by themselves, measurably affect transit service. The project sponsor would, if necessary, install

trips; if she takes MUNI or BART to the museum and departs by walking, she will have accounted for one transit trip and one pedestrian trip.

¹³ The Ninth/Market analysis was conservative in the *Main Library FEIR* in that it did not assume that through and right-turning vehicles may use the right lane of Ninth Street when no buses are stopped at the southeast corner.

¹⁴ The City Administrative Building analysis was performed using a different methodology - the Highway Capacity Software, which is now the most common approach - than the two earlier EIRs, which were analyzed using the so-called Circular 212 methodology.

eyebolts for MUNI trolley wires on the potential 45 Hyde Street building and/or McAllister Street extension. Pedestrian flows would not result in unacceptable congestion on sidewalks and crosswalks. Along with cumulative development in the Civic Center, the Asian Art Museum project would contribute to a potential cumulative parking shortfall, particularly on weekdays on which exhibitions at the Asian Art Museum and/or events at Civic Auditorium attract large numbers of visitors. (See pp. 149-151 of the *Main Library/Asian Art Museum FEIR*.) This could result in drivers having to park farther from their destinations, shift to other modes of travel such as transit, or make discretionary trips at off-peak times. The Main Library/Asian Art Museum FEIR was conservative in basing trip generation information on a blockbuster art exhibition day. The effects of implementation of the 400-seat auditorium/theater addition, and the potential future extension/expansion of the McAllister Street wing of the old Main Library building, would fall within this conservative assumption and analysis. Although the actual square footage of the total project (all three phases) has increased somewhat, impacts would be the same, because the trip generation from which the traffic analysis is derived is computed based on anticipated numbers of visitors for a peak event, not on the basis of square footage, as for a typical office or retail use.

Construction effects would be temporary and could cause intermittent disruptions to traffic and transit (Main Library/Asian Art Museum FEIR pp. 154-157). Most other major construction projects evaluated in the prior FEIR and now completed or under way in the Civic Center would be finished by the time the museum project were to start construction, thus reducing the potential for cumulative construction-related transportation effects. At times, construction equipment could be operating across Larkin Street from the Civic Center Tot Lot and a new playground, located in the northeast and southeast quadrants, respectively, of Civic Center Plaza. Construction truck movement would be limited to the hours between 9:00 a.m. and 3:30 p.m., or as authorized by the Department of Parking and Traffic (DPT), to minimize peak-hour traffic (including transit) conflicts. The project sponsor and construction contractor(s) will meet with DPT, the Fire Department, MUNI and the Planning Department to determine other feasible means to reduce traffic congestion and pedestrian circulation impacts during construction. If subsurface sidewalk vaults are included in the project, the project sponsor would design subsurface sidewalk vaults to allow for future street widening and to accommodate street trees, subject to Department of Public Works approval.

A loading dock would be constructed at the lower level, accessed on Hyde Street. The project would provide two van spaces and one space for large semi-trailer trucks. Bicycle parking (about 10 spaces) and motorcycle parking (about 12 spaces) would be provided in this same area, also with access from Hyde Street. No on-site parking would be provided.

In view of the above, the analysis included in the Main Library/Asian Art Museum FEIR, updated in the 1996 EIR Addendum, remains current and valid and no further analysis is required .

E. AIR QUALITY

SETTING

The Bay Area Air Quality Management District (BAAQMD) operates a regional monitoring network that measures the ambient concentrations of six criteria air pollutants: ozone, carbon monoxide (CO), respirable particulate matter (PM₁₀), lead, nitrogen dioxide, and sulfur dioxide. Existing and probable future levels of air quality in San Francisco can be generally inferred from ambient air quality measurements conducted by the BAAQMD at its two San Francisco monitoring stations. The Potrero Hill station at 16th and Arkansas Streets measures all criteria pollutants, including regional pollution levels (ozone), as well as primary vehicular emission levels near busy roadways (CO). The station at 939 Ellis Street (between Van Ness and Franklin) at BAAQMD headquarters measures only carbon monoxide. During this seven-year period 1990 to 1996, there were no violations of the one-hour or eight-hour CO standards at the Arkansas Street and Ellis Street monitoring stations. The state PM₁₀ standard was violated from 5 to 15 days out of 60 or 61 measurement days between 1990 and 1994, but in 1995 the standard was not violated (which was the first time ever). In 1996 the state PM₁₀ standard was violated only 2 days out of the 61 measurement days during the year. Ozone, nitrogen dioxide, and particulate sulfate measurements were within allowable maximum concentrations (CARB, 1995).

Comparison of these data with those from other BAAQMD monitoring stations indicates that San Francisco's air quality is among the least degraded of all developed portions of the Bay Area. Three of San Francisco's four prevailing wind directions, west, northwest, and west-northwest, blow from the Pacific Ocean, reducing the potential for San Francisco to receive air pollutants from elsewhere in the region. Local exceedences of state PM₁₀ standards in San Francisco have been largely due to emissions from within the City. The primary sources of PM₁₀ in the city are construction and demolition activities, combustion of fuels for heating, and vehicle travel over paved roads (BAAQMD, 1993). Airborne dust levels measured in San Francisco show occasional violations of the state PM₁₀ (inhalable- or respirable-sized particles) standards, and maximum PM₁₀ levels have declined over the six-year period described above. In general, particulate levels are relatively low near the coast, increase with distance from the coast, and peak in dry, sheltered valleys. The Bay Area is currently designated a "non-attainment" area for ozone and carbon monoxide (urban areas) under federal air quality standards (carbon monoxide attainment criteria have been met, but the attainment designation has not yet been received), and a "non-attainment" area for ozone and PM₁₀ under state standards.¹⁵

¹⁵ The designation "non-attainment" refers to the condition in which an airshed does not meet state or federal ambient air quality standards, as applicable.

IMPACTS

SIGNIFICANCE CRITERIA

A project would have a significant effect on the environment with respect to air quality if it would violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation, expose sensitive receptors to substantial pollutant concentrations, or permeate its vicinity with objectionable odors.

IMPACT ASSESSMENT

The Main Library/Asian Art Museum FEIR found that daily transportation-related emissions from the two project components (New Main Library and Asian Art Museum) would not exceed Bay Area Air Quality Management District (BAAQMD) thresholds for significance. In 1996, the BAAQMD revised its standards, lowering significance thresholds for certain criteria air pollutants. Recalculation of projected emissions using current emissions factors for the year 2000 (approximate completion of construction), which are lower (more stringent) than the factors used in the Main Library/Asian Art Museum FEIR, indicates that the Asian Art Museum project would not exceed the BAAQMD's lower thresholds (see Table 4). Accounting for total emissions from both the Asian Art Museum and the New Main Library, emissions would still be within the BAAQMD thresholds, except in the case of carbon monoxide (CO).

TABLE 4
PROJECTED DAILY TRANSPORTATION-RELATED POLLUTANT EMISSIONS

	Emissions (lbs./day) ^a Asian Art Museum only	Emissions (lbs./day) ^a Asian Art Museum plus New Main Library	BAAQMD Standard (lbs./day)
Carbon Monoxide (CO)	473 ^b	706 ^b	550 ^b
Hydrocarbons (HC)	38	56	80
Nitrogen Oxides (NOx)	41	62	80
Sulfur Dioxide (SOx)	1	2	n/a
Suspended Particulate (PM10)	33	50	80

^a Project emissions are based on BAAQMD methodology shown in its *Guidelines* document (revised April 1996), an average vehicle trip generation rate of 1,755 per day for Asian Art Museum and 863 per day for New Main Library, an average trip length of 10.4 miles, and an average vehicle speed of 20 miles per hour. Year 2000 emissions factors were used. PM10 emissions include entrained road dust (0.69 gram/mile) in addition to tire wear and exhaust emissions.

^b Significance of CO emissions estimated on local intersection basis.

SOURCE: Environmental Science Associates, 1998.

Exceedance of the CO threshold typically warrants a localized analysis of intersection CO levels. Because the Main Library/Asian Art Museum FEIR, using higher emissions factors, found that intersection CO levels would be well within both state and federal standards, it is expected that the current lower emission factors would similarly yield results within the standards. The conclusion of the Main Library/Asian Art Museum FEIR therefore remains valid, and no further analysis of air quality impacts is required. New improvement measures to reduce vehicle travel are included in this SEIR on p. 89.

REFERENCES - Air Quality

Except where noted, the materials referenced in this SEIR are on file and available for review at the San Francisco Planning Department, 1660 Mission Street, as part of the project file.

BAAQMD (Bay Area Air Quality Management District), Air Quality Handbook, 1991 Bay Area Average Emissions by Source Category, Appendix IV, 1993.

CARB (California Air Resources Board), Air Quality Data Summaries, 1990-1996.

F. GROWTH INDUCEMENT

The project, adaptive reuse of the old Main Library building to accommodate the Asian Art Museum, would increase cultural activity in the Civic Center. In combination with other recent and ongoing development, including construction of the New Main Library and renovation of Bill Graham Civic Auditorium and the Opera House, as well as construction and renovation of numerous government office buildings, the project would be expected to increase activity in the area. In fact, the Asian Art Museum seeks to increase its connection to the City of San Francisco and the Bay Area by locating in the Civic Center. As reuse of an existing structure with subsidiary additions, the project would not increase the capacity of the area to serve future growth, and would therefore be growth-inducing only to the extent that increased activity in the Civic Center, in general, could stimulate future development opportunities. The precise nature of this effect, however, is not quantifiable.

The project would be built in a developed urban area, and no expansion of the municipal infrastructure not already under consideration would be required to accommodate the project.

CHAPTER IV

MITIGATION MEASURES PROPOSED TO MINIMIZE POTENTIAL SIGNIFICANT IMPACTS OF THE PROJECT

In the course of project planning and design, measures have been identified that would reduce or eliminate potential environmental impacts of the proposed project. Some of these measures have been, or would be, adopted by the project sponsor or project architect and contractor(s) and thus are proposed; some are under consideration and some have been considered and rejected by the project sponsor. Implementation of some may be the responsibility of other agencies. Measures under consideration or rejected would be required by the City Planning Commission as conditions of project approval if found feasible. Each mitigation measure and its status is discussed below.

There are several items required by law that would serve to mitigate impacts; they are summarized here for informational purposes. These measures include: no use of mirrored glass on the building to reduce glare, as per City Planning Commission Resolution 9212; limitation of construction-related noise levels, pursuant to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code, 1972); and observance of State and federal OSHA safety requirements related to handling and disposal of hazardous materials.

Measures which are not required by legislation but which would also serve to mitigate environmental impacts appear below. Improvement measures, which could reduce impacts that may be of concern but would not be significant impacts created by the project, are also included.

As described in Chapter I, Introduction, this is a Supplemental EIR. Accordingly, this chapter indicates the disposition of mitigation measures that were identified in the 1992 Main Library/Asian Art Museum FEIR. Some of those measures remain applicable to the project as currently proposed and have been incorporated here, while others have been modified in this SEIR. Some measures no longer apply, principally because they were identified in reference to the New Main Library component of the three-part project analyzed in 1992, and the library has been completed; they are so noted. Where a measure is not noted as being from the 1992 FEIR, it is newly identified in this SEIR.

HISTORIC ARCHITECTURAL RESOURCES

The following measures would reduce but not eliminate significant adverse effects on Historic Architectural Resources.

MEASURES PROPOSED AS PART OF THE PROJECT

MEASURES IDENTIFIED IN THIS SEIR

- The project sponsor has retained the services of a preservation architect, through construction of the Asian Art Museum.
- The Asian Art Museum would ensure that a qualified preservation architect prepares a complete Historic Structure Report regarding the old Main Library building.
- The Asian Art Museum would ensure that, to the maximum extent feasible, existing building components that are proposed for removal and that are determined to be Significant or Very Significant by the Historic Structure Report(s) would be removed and replaced, in interior spaces to be retained as part of the project, under the direction of the preservation architect. To the extent that such materials are damaged, the museum would endeavor to replace them in kind. The museum would include such provisions in contractors' specifications.
- For those Significant or Very Significant features, as determined by the Historic Structure Report(s), to be retained in place, the Asian Art Museum would ensure that, to the maximum extent feasible, features are protected during construction. Should damage be noted during construction, work that could cause such damage would be halted and construction techniques would be re-evaluated to minimize damage. To the extent that such materials are damaged, the museum would endeavor to replace them in kind. The museum would include such provisions in contractors' specifications.
- The Asian Art Museum and its preservation architect would work with the San Francisco Art Commission, the Museum of the City of San Francisco, preservation organizations, and others, as applicable, to determine whether any materials removed from the old Main Library building could be salvaged for purposes of documentation, display, or other use.
- The Asian Art Museum would work with the San Francisco Art Commission and appropriate city department(s) to find a relocation site for the two duMond murals. The duMond murals could be placed in temporary storage pending a determination regarding a relocation site.
- The Asian Art Museum would work with the San Francisco Art Commission to find relocation sites for the Lentelli sculptures above the Larkin Street entrance and the bust of Edward Robeson Taylor in the entrance lobby (Room 191).
- The Asian Art Museum would install on the old Main Library a plaque and/or other monument memorializing the building's service as the San Francisco Public Library. The museum would also include a pictorial display of the building's history in a publicly accessible location inside the museum. Design and placement of such plaque(s) and display(s) would be reviewed and approved by the Planning Department in consultation with the Landmarks Preservation Advisory Board.

REVISED MEASURE FROM THE 1992 FEIR

- The Asian Art Museum would work with the San Francisco Art Commission and appropriate city department(s) to find a relocation site for the 14 Piazzoni murals. Consistent with Board of Supervisors' Resolution No. 1144-97, the Asian Art Museum would remove the Piazzoni murals from the old Main Library prior to the start of major construction, to protect the murals during that time, and would explore options for the relocation and public display of the Piazzoni murals. The Asian Art Museum Foundation has allocated \$250,000 towards restoration of the Piazzoni murals once they are removed.

MEASURE UNDER CONSIDERATION BY THE PROJECT SPONSOR

- Prior to the start of any demolition work, the Asian Art Museum could employ a qualified architectural historian to document the important historic architectural features of the old Main Library, including, at a minimum, those features designated in Planning Code Article 10 as Exceptionally Significant Interior Spaces and those features identified in Table 3, p. 63, as Preservation Zone 1 or 2 by the preservation architect. The museum would submit that documentation to the History Room of the San Francisco Main Library, the Secretary of the Landmarks Preservation Advisory Board, the Northwest Information Center of the California Historical Resources Information System at Sonoma State University, and the California Historical Society.

MEASURES FROM THE 1992 FEIR THAT ARE NO LONGER FEASIBLE OR ADDRESS IMPACTS THAT WOULD BE ELIMINATED BY NEW ALTERNATIVES

- The Board of Supervisors, in approving transfer of jurisdiction over the existing Main Library building to the Asian Art Museum, could establish as a condition that the museum adopt a remodeling program for the building that would comply with the Secretary of the Interior's *Standards for Rehabilitation*. The determination of compliance with the *Standards* could be made by the National Park Service, in consultation with the California Office of Historic Preservation.
- The Asian Art Museum could retain all 14, or the 10 original Piazzoni murals on the second floor balcony of the building.
- The Asian Art Museum, upon assuming jurisdiction over the existing Main Library building, could adopt a remodeling program for the building that would not remove the cement statues above the Larkin Street entrance. (Revised from the 1992 FEIR)¹⁶
- The Asian Art Museum staff could cover in place the Piazzoni murals, rather than remove them. (Revised from the 1992 FEIR)¹⁷

¹⁶ The remainder of the 1992 measure concerned removal of the inscription identifying and dedicating the existing Main Library building and of the inscribed names of literary figures on the end bays of the building, and lengthening of the windows on the Fulton Street side of the building; none of these actions is now proposed.

¹⁷ The remainder of the 1992 measure concerned covering the inscriptions on the existing Main Library, rather than removing them; the inscription identifying and dedicating the old Main Library building was covered in 1998, and neither removal nor covering of the inscribed names of literary figures is now proposed.

ARCHAEOLOGICAL RESOURCES

MEASURE PROPOSED AS PART OF THE PROJECT

MEASURE FROM THE 1992 FEIR

- The sponsor would retain the services of an archaeologist. The Environmental Review Office (ERO) in consultation with the President of the Landmarks Preservation Advisory Board (LPAB) and the archaeologist would determine whether the archaeologist should instruct all excavation and foundation crews on the project site of the potential for discovery of cultural and historic artifacts, and the procedures to be followed if such artifacts are uncovered.

Given the archival history of the project site, an historical archaeologist would be present during site excavation and would record observations in a permanent log. The ERO would also require cooperation of the project sponsor in assisting such further investigations on site as may be appropriate prior to or during project excavation, even if this results in a delay in excavation activities.

Should archaeological resources be found following commencement of excavation activities, the archaeologist would assess the significance of the find, and immediately report to the ERO and the President of the LPAB. Excavation or construction activities which might damage the discovered cultural resources would be suspended for a maximum of four weeks (cumulatively for all instances where the ERO has required a delay in excavation or construction) to permit inspection, recommendation and retrieval, if appropriate. Upon receiving the advice of the consultants and the LPAB, the ERO would recommend specific action to protect the resources, if necessary.

Following site clearance, an appropriate security program would be implemented to prevent looting. Any discovered cultural artifacts assessed as significant by the archaeologist upon concurrence by the ERO and the President of the LPAB would be placed in an appropriate repository as determined by the ERO. Copies of the reports prepared according to these mitigation measures would be sent to the Northwest Information Center of the California Historical Resources Information System at Sonoma State University along with three copies to the ERO.

TRANSPORTATION

MEASURES PROPOSED AS PART OF THE PROJECT

MEASURE IDENTIFIED IN THIS SEIR

- To minimize the potential for pedestrian-truck conflicts during construction, the project sponsor would post signs at the construction site and advise construction truck drivers of the presence of the Civic Center Tot Lot and playground, across Larkin Street from the project site.

MEASURES FROM THE 1992 FEIR

- The placement of paving, landscaping or structures in the sidewalk area (subject to City approval) would be done in such a way as to minimize interference with pedestrian traffic.
- The Asian Art Museum would provide traffic control personnel on Hyde Street during truck movements to ensure the safety of pedestrians and to minimize transit and automobile traffic disruption. The Museum would install a lighted sign and/or a noise-emitting device at the entrance to its loading dock to alert pedestrians to vehicles exiting the loading area.

MEASURE FROM THE 1996 FEIR ADDENDUM

- In order to provide for pedestrian safety during the construction period for the Asian Art Museum, the museum's construction manager would ensure that pedestrian walkways are maintained, as determined to be necessary by the Traffic Engineering Division of the Department of Parking and Traffic, during remodeling of the existing library building and construction of the addition to that building. Coordination between the Project Sponsor, construction contractor and City departments would also include the development of measures to ensure adequate pedestrian safety during the construction period. Typically, these measures include the placement of flag persons, warning signs, and barriers to control and protect pedestrian and auto traffic from construction vehicles, activity and equipment.

IMPROVEMENT MEASURES IDENTIFIED IN THIS SEIR

The following measures could reduce transportation issues that may be of concern, but would not be significant impacts created by the project.

- The Asian Art Museum would include secure bicycle parking facilities for employees and would provide employee showers to encourage bicycle commuting. This measure would also reduce emissions of criteria air pollutants, benefiting air quality. (Revised Mitigation Measure from 1992 FEIR)
- During the construction period, construction truck movement would be permitted only between 9 a.m. and 3:30 p.m., or at other times if authorized by the Department of Parking and Traffic, to minimize peak-hour traffic (including transit) conflicts. The Project Sponsor and construction contractor(s) would meet with the Traffic Engineering Division of the Department of Parking and Traffic, the Fire Department, MUNI and the Planning Department to determine feasible traffic mitigation measures to reduce traffic congestion and pedestrian circulation impacts during construction of this project and other nearby projects that are planned for construction or which later become known. To minimize cumulative traffic impacts due to lane closures during construction, the Project Sponsor would coordinate with construction contractors for any concurrent nearby projects that are planned for construction or become known. (1996 FEIR Addendum Mitigation Measure)

MEASURES THAT COULD BE IMPLEMENTED BY OTHER AGENCIES

MEASURES FROM THE 1992 FEIR

- Work schedules of Pacific Gas and Electric Company and other utilities requiring trenching would be coordinated, so that street disruption would take place during weekends and off-peak hours. This should be done through the San Francisco Committee for Utility Liaison on Construction and Other Projects (CULCOP). In-street utilities should be installed at the same time as the street is opened for construction of the project to minimize street disruption.
- The New Main Library and the proposed Asian Art Museum addition could be designed to include a direct underground connection to the Civic Center BART / MUNI Metro Station, making transit use more attractive to patrons and employees. This would require public funding and implementation by various local and other agencies.

MEASURE UNDER CONSIDERATION BY THE PROJECT SPONSOR

IMPROVEMENT MEASURE IDENTIFIED IN THIS SEIR

The following measure could reduce transportation issues that may be of concern, but would not be significant impacts created by the project.

- The Asian Art Museum could include secure bicycle parking facilities for visitors to encourage bicycle travel. This measure would also reduce emissions of criteria air pollutants, benefiting air quality. (Revised 1992 FEIR Mitigation Measure)

OTHER TRANSPORTATION MEASURES

The following mitigation measures from the 1992 FEIR, which would not necessarily address specific significant impacts created by the project are not included, but are contained within the text of this SEIR: consultation by the project sponsor and construction contractor(s) with the Department of Parking and Traffic, the Fire Department, MUNI and the Planning Department to determine feasible means to reduce traffic congestion and pedestrian circulation impacts during construction; placement of eyebolts for Municipal railway trolley wires; design of subsurface sidewalk vaults, if applicable, to allow for future street widening and to accommodate street trees, subject to Department of Public Works approval.

AIR QUALITY

MEASURES PROPOSED AS PART OF THE PROJECT

REVISED MEASURE FROM THE 1992 FEIR

- The project sponsor would require the contractor(s) to sprinkle exterior demolition sites with water during demolition, excavation and construction activity; sprinkle unpaved exterior construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soil, sand or other such material; and

sweep surrounding streets during demolition and construction at least once per day to reduce particulate emissions. Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose.

MEASURE FROM THE 1992 FEIR

- The project sponsor would require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of PM₁₀ and other pollutants, by such means as a prohibition on idling of motors when equipment so not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

IMPROVEMENT MEASURE IDENTIFIED IN THIS SEIR

The following measure could reduce air quality impacts that may be of concern, but would not be significant impacts created by the project.

- The museum would design and implement a trip reduction program to target visitor travel. For example, the museum could offer discount admission upon presentation of a valid transit pass or other proof of transit use payment. The museum could also provide MUNI, BART, Golden Gate Transit, SamTrans, Caltrain, and AC Transit information at its information desk. The museum currently has a program in place at its existing location in Golden Gate Park that incorporates some of the above measures.

MEASURE UNDER CONSIDERATION BY THE PROJECT SPONSOR

IMPROVEMENT MEASURE IDENTIFIED IN THIS SEIR

The following measure could reduce air quality impacts that may be of concern, but would not be significant impacts created by the project.

- To help induce shifts from vehicles to transit, the Asian Art Museum could institute a Transportation Demand Management Programs for employees. Such programs typically target primarily commute trips, with various educational, assistance and incentives measures to encourage carpooling and vanpooling, and transit use. These measures may be accompanied by such “disincentives” to low-occupant private vehicle use as restricting the amounts and/or location of parking made available to employees, and charging fees for all-day parking. The effectiveness of these programs is variable, but they are most appropriate and effective when there are substantial constraints to vehicular travel, circulation and storage coupled with suitable options such as excellent transit accessibility. San Francisco in general, and its Civic Center in particular, exhibit this combination of factors. The museum could, at a minimum, provide transit information to all staff members and could also subsidize, through provision of Commute Checks or cash rebates, MUNI and other transit passes for employees who regularly use transit to commute.

NOISE

MEASURES PROPOSED AS PART OF THE PROJECT

MEASURES FROM THE 1992 FEIR

- If pile driving were included in the project, the project sponsor would consult with the Department of Public Works to determine the time when pile driving would cause the least disturbance to neighboring uses. The project sponsor would require that the construction contractor(s) limit pile driving activity to result in least disturbance to people. This could require a work permit from the Director of Public Works pursuant to San Francisco Noise Ordinance Section 2908, if pile driving during nighttime hours were determined to be less disruptive to neighboring uses.
- If pile driving were included in the project, the project sponsor would require that the project contractor(s) predrill holes (if feasible based on soils) for piles to the maximum feasible depth to minimize noise and vibration from pile driving.
- The project contractor(s) would be required by the project sponsor to use construction equipment with state-of-the-art noise shielding and muffling devices.
- As recommended by the Environmental Protection Element of the San Francisco General Plan, an analysis of noise reduction measures would be prepared by the project sponsor and recommended noise insulation features would be included as part of the proposed buildings. For example, such design features could include fixed windows and climate control.

MEASURE UNDER CONSIDERATION BY THE PROJECT SPONSOR

MEASURE FROM THE 1992 FEIR

- The project sponsor could require the general contractor(s) to construct barriers around the 45 Hyde Street site and around stationary equipment such as compressors, which would reduce construction noise by as much as five dBA, and to locate stationary equipment in pit areas or excavated areas, as these areas shall serve as noise barriers.

GEOLOGY/TOPOGRAPHY/HYDROLOGY

MEASURES PROPOSED AS PART OF THE PROJECT

MEASURES FROM THE 1992 FEIR

- One or more geotechnical investigations by a California-licensed geotechnical engineer are included as part of the project. The project sponsor and contractor(s) would follow the recommendations of the final geotechnical report(s) regarding any excavation and construction for the project.

- The project sponsor would require the general contractor(s) to install and maintain sediment traps in local stormwater intakes during the construction period to reduce the amount of sediment entering the storm drain / sewer lines, if this is found necessary by the Industrial Waste Division of the Department of Public Works.
- The project sponsor and contractor(s) would follow the geotechnical engineers' recommendations regarding installation of settlement markers around the perimeter of shoring to monitor any ground movements outside of the shoring itself. Shoring systems would be modified as necessary in the event that substantial movements were detected.
- Should dewatering be necessary, the final soils report would address the potential settlement and subsidence impacts of this dewatering. Based upon this discussion, the soils report would contain a determination as to whether or not a lateral and settlement survey should be done to monitor any movement or settlement of surrounding buildings and adjacent streets. If a monitoring survey is recommended, the Department of Public Works would require that a Special Inspector (as defined in Article 3 of the Building Code) be retained by the project sponsor to perform this monitoring. Groundwater observation wells would be installed to monitor the level of the water table and other instruments would be used to monitor potential settlement and subsidence. If, in the judgment of the Special Inspector, unacceptable subsidence were to occur during construction, groundwater recharge could be used to halt this settlement. The project sponsor would delay construction if necessary. Cost for the survey and any necessary repairs to service under the street would be borne by the project sponsor.
- Preliminary investigation for the seismic upgrade of the [old Main] Library building for the Asian Art Museum indicates that dewatering may not be necessary. A geotechnical report would be prepared and its recommendations followed.

MEASURE FROM THE 1996 FEIR ADDENDUM

- If dewatering were necessary, groundwater pumped from the site shall be retained in a holding tank to allow suspended particles to settle, if this is found necessary by the Industrial Waste Division of the Department of Public Works, to reduce the amount of sediment entering the storm drain/sewer lines. Any groundwater encountered during construction shall be subject to the requirements of the City's Industrial Waste Ordinance (Ordinance No. 199-77), requiring that groundwater meet specified standards before it may be discharged into the sewer system. The Bureau of Environmental Regulation and Management of the Department of Public Works must be notified of projects necessitating dewatering. That office may require analysis before discharge.

HAZARDS

MEASURES PROPOSED AS PART OF THE PROJECT

MEASURES FROM THE 1992 FEIR

- In order to reduce potential injury to building occupants during an earthquake or other catastrophic emergency, evacuation and emergency response plans would be developed by

the project sponsor or building management staff, in consultation with the Mayor's Office or Emergency Services to ensure coordination between the City's emergency planning activities and the project's plans and to provide for building occupants in the event of an emergency. The project plans would be reviewed by the Office of Emergency Services and implemented by building management insofar as feasible before issuance by the Department of Public Works of final building permits.

- To expedite implementation of the City's emergency response plan, the project sponsor would prominently post information for building occupants concerning what to do in the event of a disaster.

REVISED MEASURE FROM THE 1996 FEIR ADDENDUM

- The project sponsor would ensure that building surveys have been, or are, conducted to identify asbestos-containing materials, PCB-containing electrical equipment, lead-based paint, fluorescent light tubes that may contain mercury, and any other potentially hazardous building materials. If necessary to protect public health, construction workers, or the environment, removal, abatement, and disposal of identified hazardous building materials or other hazardous substances would be conducted prior to demolition of existing structures, as required by the Bay Area Air Quality Management District, the California Occupational Safety and Health Administration, and federal, state, and local laws, including Titles 22 and 23 of the California Code of Regulations (Hazardous Materials and Water Quality), Chapter 36 of the San Francisco Building Code (Work Practices for Exterior Lead-Based Paint), and the City's Hazardous Materials Ordinance.

MEASURES FROM THE 1992 FEIR NOT APPLICABLE TO THE ASIAN ART MUSEUM PROJECT AND THEREFORE NOT PROPOSED

TRANSPORTATION

- Secure bicycle storage facilities which would, at a minimum, provide safe shelter would be provided for commuters and short-term visitors to the New Main Library. The New Main Library would include showers for employees to encourage bicycling and walking as commute alternatives for employees in the project.
- The ramp leading to the library and Brooks Hall loading areas would include warning devices (lighted signs and noise-emitting devices) to alert pedestrians to vehicles exiting the structure.
- Lighted and audible indicators would be installed inside the library loading area to alert other drivers and employees to the presence of vehicles using the loading ramp.
- Staff of the New Main Library and Brooks Hall would coordinate truck loading and unloading activity to minimize conflict between delivery vehicles serving the two uses. Specifically, the library would schedule deliveries that would be made by semi-trailer to occur on days when there would be no scheduled truck activity at Brooks Hall. Brooks Hall staff would provide library staff with a schedule of loading and unloading activity as

often as is required to keep library staff apprised of scheduled activity at the Brooks Hall loading area.

- In order to provide for pedestrian safety during the construction period for the New Main Library, the library's construction manager would ensure that pedestrian walkways were maintained at the ends of Fulton Street at Larkin and Hyde Streets during the construction period. Four-foot pedestrian walkways would be provided on Larkin and Grove Streets where construction would preempt sidewalk space.
- The Department of Parking and Traffic could consider permitting the use of on-street parking spaces on the east side of Hyde Street between McAllister and Fulton Street as a "holding area" for Brooks Hall trucks on days of loading/unloading activity at Brooks Hall.
- Brooks Hall staff could arrange for incoming trucks, making deliveries or pickups, to go first to a staging area. Trucks would be dispatched from the staging area to Brooks Hall when adequate capacity were available within the Brooks Hall loading area to minimize interference with library loading activity or traffic on Hyde Street.
- Brooks Hall staff could provide traffic control in the form of personnel stationed at the Hyde Street end (mouth) of the loading ramp during truck movements to ensure the safety of pedestrians and to minimize transit and automobile traffic disruption due to trucks on days of loading/unloading activity at Brooks Hall.
- Brooks Hall and Civic Auditorium staff could encourage organizations scheduling events at those facilities to include information on public transit accessibility in their promotional and advertising information.

GEOLOGY/TOPOGRAPHY/HYDROLOGY

- The project sponsor and contractor(s) would follow the geotechnical engineers' recommendations regarding dewatering to avoid settlement of adjacent streets, utilities and buildings that could potentially occur as a result of dewatering. The present proposed scheme for the New Main Library is to install soldier piles and lagging around the New Main Library site and then install dewatering wells or sumps inside the wall to dewater only the inside area. Monitoring wells would be installed around the outside of the excavation to monitor the water level throughout the construction period. Recharge of groundwater could be performed if a substantial drop in water levels took place outside of the excavation.

CHAPTER V

SIGNIFICANT ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

In accordance with Section 21067 of the California Environmental Quality Act (CEQA), and with Sections 15040, 15081 and 15082 of the State CEQA Guidelines, the purpose of this chapter is to identify impacts that could not be eliminated or reduced to an insignificant level by mitigation measures included as part of the project, or by other mitigation measures that could be implemented, as described in Chapter IV, Mitigation Measures, pp. 84-94.

This chapter is subject to final determination by the City Planning Commission as part of its certification process for the EIR. The Final EIR will be revised, if necessary, to reflect the findings of the Commission.

The project would retain some of the Exceptionally Significant Interior Spaces identified in the Planning Code, including the Larkin Street entrance lobby, vestibule and corridor; the Monumental Staircase; the Great Hall, second-floor west corridor, and part of the second-floor loggia. Many interior finishes would be retained as part of the renovation.

The Asian Art Museum would retain and adaptively reuse the old Main Library building. However, the plan would result in demolition or alteration of much of the interior of the old Main Library building, including a number of spaces designated as Exceptionally Significant Interior Spaces in the Planning Code (Appendix J of Article 10 (Sec. 10)). Therefore the project would result in a significant unavoidable effect on Historic Architectural Resources.

As discussed in Chapter III and set forth in Table 3, p. 63, the project would remove the Piazzoni murals, partially demolish the second-floor loggia, demolish the ground-floor elevator lobbies, and construct a new floor level within the second-story reading rooms. The project would also demolish or substantially alter a number of other Exceptionally Significant Interior Spaces and other spaces identified in building survey reports as having historic architectural merit.

The building's two principal character-defining elevations, on Larkin and Fulton Street, would be retained, with the exception of construction of the new mechanical penthouse and screen, removal of the statues above the Larkin Street entrance, installation of previously approved signage (completed in 1998), and creation of new doorways on Fulton Street. Exterior walls of the two existing light courts would be largely demolished to construct the proposed Central Court.

The project as proposed could potentially generate significant adverse shadow impacts on Civic Center Plaza; this park is under the jurisdiction of the Recreation and Park Department and is

subject to the requirements of the sunlight ordinance (Section 295 of the Planning Code). This additional shadow would not be expected to interfere with use of the Plaza, nor would it conflict with qualitative criteria adopted by the Planning Commission and Recreation and Park Commission that call for preservation of afternoon sun. However, new shadow from the Asian Art Museum project would exceed the Absolute Cumulative Limit for Civic Center Plaza, and would require either that the two commissions find the new shadow to be *de minimus* (that is, so minimal as to not be significant), or that the commissions increase the Absolute Cumulative Limit for this plaza.

Cumulative development in the Greater Downtown and Vicinity in San Francisco (which includes the project site) would have a significant effect on the environment in that it would contribute to cumulative traffic increases as well as cumulative passenger loadings on MUNI, BART and other regional transit carriers. These cumulative transportation impacts could cause violations of air quality standards. The proposed project would contribute incrementally to these cumulative effects.

The Main Library/Asian Art Museum FEIR found a significant impact regarding geology due to exposure of additional persons on the project site, above existing conditions, to substantial danger during a major earthquake. While the site is within the seismically active Bay Area, the project would include seismic upgrading of the old Main Library building, which would therefore be safer than under existing conditions. While the potential hazards of earthquake-induced structural failure cannot be eliminated for any project, implementation of the proposed project, including compliance with applicable building codes, would reduce the impact of seismically induced structural damage and resulting personal injury to a less-than-significant level.

CHAPTER VI

ALTERNATIVES TO THE PROPOSED PROJECT

Alternatives for use of the old Main Library building analyzed in the Main Library/Asian Art Museum FEIR included expansion and reuse of the building as the Main Library, and reuse of the old Main Library building as a Courts Building. Neither of these alternatives is currently feasible. The New Main Library is now complete and occupied, across Fulton Street from the old Main Library building, rendering the first alternative infeasible. A new San Francisco Courthouse is complete and occupied at the corner of Polk and McAllister Streets, two blocks west of the Asian Art Museum project site, housing the Civil Division of the San Francisco Municipal and Superior Courts, formerly located at City Hall, as well as the Dependency Section of the Juvenile Courts, formerly located at the Youth Guidance Center. The courts alternative in the Main Library/Asian Art Museum FEIR would have relocated the Superior Court-Civil Division to the old Main Library building. Because the new Courthouse has been completed, this alternative is also superseded.

Since certification of the Main Library/Asian Art Museum FEIR, San Francisco voters in 1994 approved the issuance of \$41.7 million in general obligation bonds for upgrade of the old Main Library building for use as the Asian Art Museum. Because no other substantive proposals are known to have been put forward for reuse of the old Main Library building, and because the voters passed a bond issue specifically for use of the building by the Asian Art Museum, this SEIR does not identify additional alternative uses for the building, nor does it identify alternative sites for the Asian Art Museum. Three alternatives are considered: No Project, a Full Preservation Alternative, and a Reduced Impact on Historic Architectural Resources Alternative.

As explained below, the Full Preservation Alternative would eliminate the significant impact on historical resources, while the Reduced Impact Alternative would reduce but not eliminate that impact. The Full Preservation Alternative has been developed by a preservation architect using a conservative approach that maximizes the retention of historic building fabric and associated qualities of the historic resource. The Reduced Impact Alternative represents more of a compromise approach, and was developed based on input from preservation groups and members of the public. These alternatives, together with the No Project Alternative and the project itself, represent a range of reasonable alternatives that brackets potential impacts associated with modifications to the historic resource. The impacts of minor variations on these alternatives would likely fall within the range of impacts described here. Project decision-makers must select an environmentally superior alternative unless that alternative is found to be infeasible on the basis of substantial evidence in the record.

A. ALTERNATIVE A: NO PROJECT

This alternative would entail no change to the site. The Asian Art Museum would not relocate from Golden Gate Park. Under this alternative, seismic strengthening of the old Main Library building would not occur as planned, because the bond funding was earmarked to convert the old Main Library building for use as the Asian Art Museum. This alternative could entail future reuse of the building by another City department (or, less likely, by a private entity, which could require sale of the building by the city and rezoning). As noted above, San Francisco voters approved the issuance of \$41.7 million in general obligation bonds for the Asian Art Museum project. A September 1992 Seismic Upgrading Study of the old Main Library building estimated the cost to make the building seismically safe for service as a public building at \$24 million (1996 dollars), with an additional \$16 million required for buildout for use by another tenant other than the library (Rutherford & Chekene, 1992).

Under this alternative, the Asian Art Museum might choose to relocate to another site in San Francisco, as this alternative would not address operational constraints at the existing Golden Gate Park site, such as lack of classrooms and meeting space and inadequate art storage and conservation facilities.

Under this alternative, effects relative to the Asian Art Museum project described herein and in the Main Library/Asian Art Museum FEIR and the 1996 EIR Addendum would not occur. The environmental characteristics of this alternative would be generally as described in the setting portions of this report and of the Main Library/Asian Art Museum FEIR. This alternative would preserve the option to develop the project site with a larger or smaller development proposal; the old Main Library building could remain vacant and unused for an indefinite period of time.

B. ALTERNATIVE B: FULL PRESERVATION ALTERNATIVE

DESCRIPTION

A historic preservation alternative would integrate the museum's program with the old Main Library building such that most significant historic architectural features of the existing building could be maintained. Since the process of integration produces certain design or program conditions that are less than ideal, it is not possible for any alternative to avoid breaching the Secretary of the Interior's *Standards for Rehabilitation* in some particular. However, unlike in the proposed project, in which the Museum program dominates, this Full Preservation Alternative would consider the important historic architectural features of the existing building on an equal footing with the program requirements.

For example, the existing circulation pattern, or parti, characteristic of the building's original Beaux Arts design is an important feature of the old Main Library as designed by its architect, George Kelham. This pattern assumes entry at the ground floor level on Larkin Street, passage up the Monumental Staircase, through the loggia, and reception in the former Delivery Room, now known as the Great Hall, or library General Reference Room (Room 200). From that point, visitors proceed to other parts of the building in a somewhat diffuse way. Existing elevators and

ornamental stairs are located within the building so that unrestricted access to all levels is provided, also in a manner that allows for dispersion of visitors among different areas. As stated in Project Sponsor's Objectives, p. 21, under the project as proposed, the Asian Art Museum desires to move persons through its galleries in a more directed way, using the development of Buddhism as a theme. It would be necessary, in making a decision to maintain existing circulation patterns in the building (which are a significant historic architectural feature), to be flexible about allowing museum-goers to see galleries out of sequence.

The design of the project as proposed would reduce all the monumental second floor spaces on the south and west sides of the building to half their original height with installation a new floor plate, to provide new programmatic space. The Full Preservation Alternative would not offer this floor area because it would preserve the existing spaces. Instead, the Full Preservation Alternative would fill in the north light court at the lower level and first, second, third and fourth floors. (The proposed project design fills in only the lower level and main floor.) The Full Preservation Alternative would also fill in the south light court at the lower level and main and second floors, which is one level more than the proposed project.

The Full Preservation Alternative would provide for the following:

- As with the proposed project, a base isolation system and concrete shear walls would be installed to provide seismic strength; as with the project, shear walls would be installed at the four corners of the building and probably in the Great Hall as well, also like the project. In the three corner reading rooms, all interior finish materials would be removed, as with the project, to allow installation of the shear walls. Finish materials would be replaced (in the case of wood trim) or replaced in kind (as in the case of plaster walls); the bookshelves would not be replaced.

Also as with the project, shear walls would be constructed around the exterior of the Great Hall (Room 200) to avoid disturbing the interior of this Exceptionally Significant Interior Space. A new circulation armature (see below) that would be constructed within the "notch" in the project block at the 45 Hyde Street site would provide additional shear (lateral) support. In the second floor stair loggia, seismic strengthening would be accomplished without removal of the existing Piazzoni murals and travertine and faux travertine panels that compose the walls.

- Exterior changes under the Full Preservation Alternative would be extremely limited. This alternative would avoid putting all the new boilers, chillers, cooling towers, air handlers and ductwork on the roof of the existing building within a new hipped roof penthouse, as would occur with the proposed project. Under the Full Preservation Alternative, these large elements of the heating, ventilation, air conditioning (HVAC) system would be located elsewhere to reduce the impact on the exterior massing of the building; screening for mechanical equipment would be similar to that under existing conditions. Steam from the existing underground Civic Center steam loop could be used for heating (as it is in the new City Hall HVAC system), rather than the building relying on newly proposed boilers. Chillers and cooling towers would be located on the unbuilt portion of the site (or possibly

in the now-unused city steam plant across McAllister Street), and some of the ducts would be placed in the existing light courts (a location not available for HVAC elements in the project as currently proposed because of the creation of the proposed Central Court).

- The five Lentelli sculptures on the west (Larkin Street) elevation of the building would be maintained in place, repaired and conserved.
- New window glazing would be designed to minimize changes in external appearance (likely by avoiding the use of translucent white glass) while meeting the museum's needs for stricter climate control and sunlight blockage than is provided by the existing windows, for example by installation of new double-paned windows.
- As for the building's interior, the existing circulation pattern, or parti, would be retained. The main Monumental Staircase (S101) and the second floor stair loggia (Room 290), including the Piazzoni murals on three walls, would remain intact, as would Corridor 291A; all of these features are designated Exceptionally Significant Interior Spaces in Article 10 of the Planning Code. The existing skylights of the loggia would also remain, as with the project.

Two existing ornamental stairs (S102, immediately south of the Monumental Staircase, and S104, between the Great Hall and large Fulton Street reading room) in the south wing would also be retained, as would the existing locations of the primary elevators (E1 and E2, to either side of the Monumental Staircase); one or both of the elevator cabs might have to be replaced. The elevator lobbies (Rooms 192 and 193), also Exceptionally Significant Interior Spaces, would be retained as well. These elements would be demolished with the project. Also retained would be the Main Entrance Hall (Room 101), Vestibule (Room 191), and primary north-south corridor (Room 190), as they would under the proposed project.

In addition to the above spaces, all other Exceptionally Significant Interior Spaces on the second floor, including the Great Hall (Room 200) and the two large reading rooms (Rooms 201 and 210), would be retained in their present configuration. No new elevator would be installed partially within Room 200, as would be the case with the proposed project. The reading rooms would not be fitted with a new floor level, as in the proposed project. As noted in the description of the seismic upgrade, interior finish materials would be removed from the three corner reading rooms (Rooms 202, 203, 218) and would then be replaced following completion of the structural work; no new floor level would be installed. Corridor 291, at the west end of the stair loggia, would also be retained in its current configuration.

- The stacks in the north (McAllister Street) wing of the old Main Library building would be demolished, as with the project, and converted to other uses.
- The Full Preservation Alternative would combine the former stacks area with the existing north light court to gain additional floor space. The south light court would be used as

interior space at the ground floor, and would remain an open courtyard at the second floor and up.

Under this alternative, the basement (lower level) would contain the same program and occupy the same space as under the proposed project. The addition on the northeast (45 Hyde Street) portion of the site would be constructed as proposed.

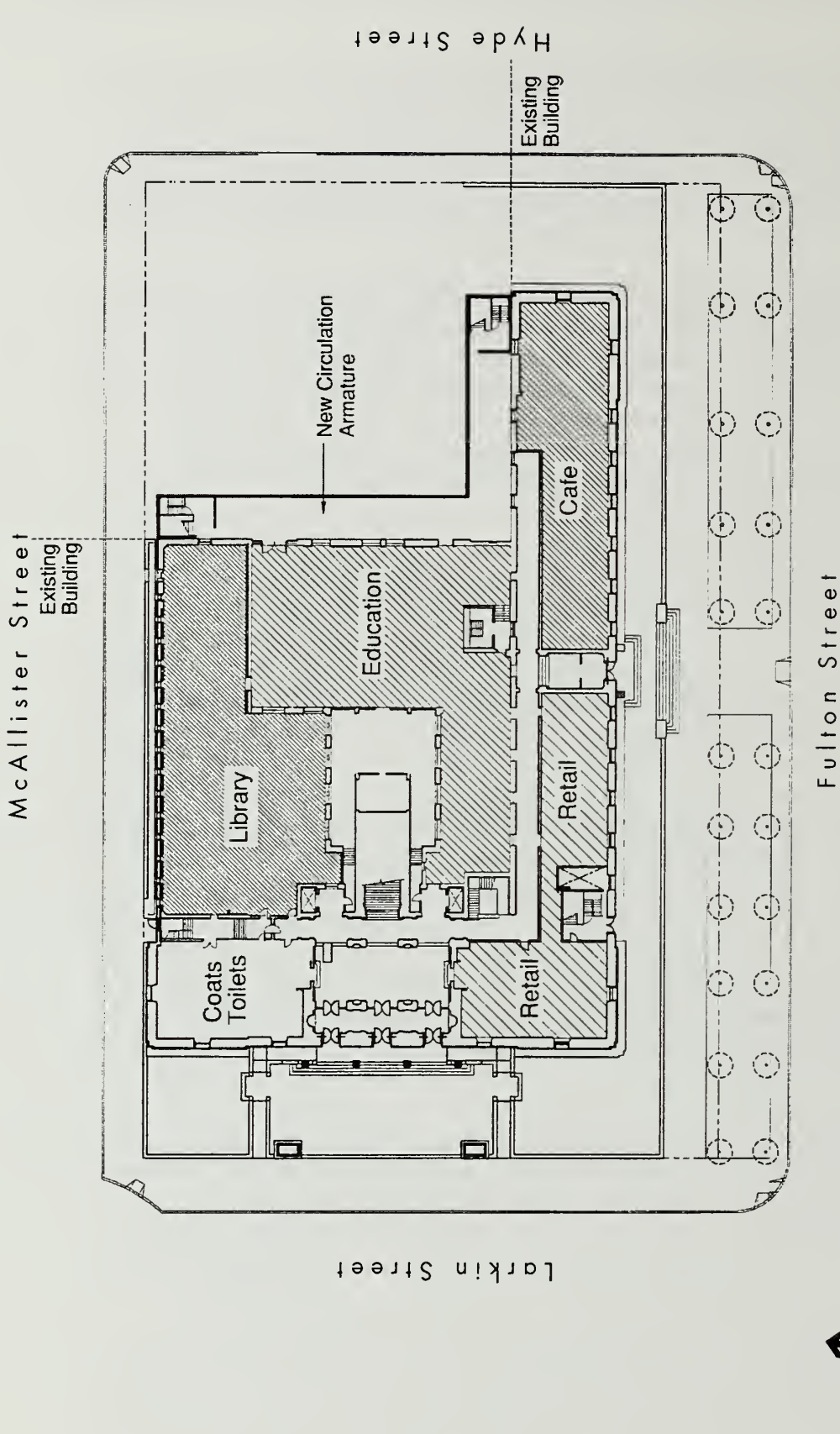
The ground floor (see Figure 12) would contain functions that do not require ticketing, including Lobby/Entry; Existing Elevators, Main Stair and Ornamental Stairs; Museum Store, with direct access to the Entry Lobby to encourage visits before or after visiting galleries; Café, Lounge and Kitchen; Resource Center & Classrooms; and Museum Library. Much of the interior beyond those Exceptionally Significant Interior Spaces described above would also be retained, including most of the former Children's and Fine Arts Rooms and the corridor outside them, compared with the project, which would demolish most ground floor spaces.

On the second floor (see Figure 13, p. 103), queuing, ticketing, and access to galleries would be provided in the Great Hall, reached via the Monumental Staircase. The Great Hall would thus retain its historic function as a central gathering and dispersal space for building visitors. Visitors would proceed south from the Great Hall into permanent collection galleries in the large reading rooms. Proceeding north from the Great Hall would lead one to temporary-exhibition galleries. Disabled persons would gain access to this floor from one of the elevators in existing locations. Identification of ticketed visitors would be through the use of lapel pins obtained at the Great Hall.

One-way traffic through the temporary-exhibition galleries would end at the west side of the stair loggia, from where a visitor could descend the Monumental Staircase or move into the permanent galleries. One-way traffic through the permanent galleries would be via entry from the Great Hall on the second floor, proceeding clockwise through the monumental reading rooms to the northwest corner of the building. There, visitors would ascend a new stair that would be built in the former stacks to reach the fourth floor (present third floor), thence proceeding counter-clockwise through new galleries on the to the southeast corner of the building, and finally descending another new staircase to return to the Great Hall. (See description of new stairs below.)

A new partial third floor would be constructed only within the existing north stacks and existing north light court (see Figure 14, p. 104). Unlike the proposed project, no new floor level would be installed in the existing large reading rooms on the second floor. This partial third level would be used for administrative offices. It could be reached by the existing north elevator or either of two new stairs. The south light court space would be retained in an altered form, as an open or skylit space on the second floor, possibly as a small cafe or a sculpture gallery.

The fourth floor (see Figure 15, p. 105) would be at the level of the existing third floor. In the Full Preservation Alternative, this level would contain galleries and administrative office space.

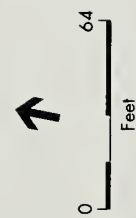
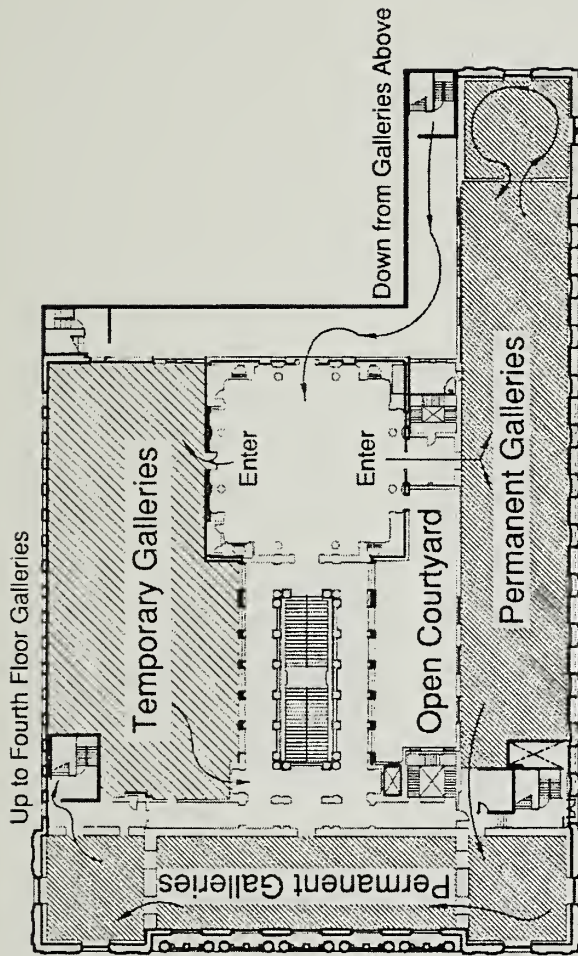


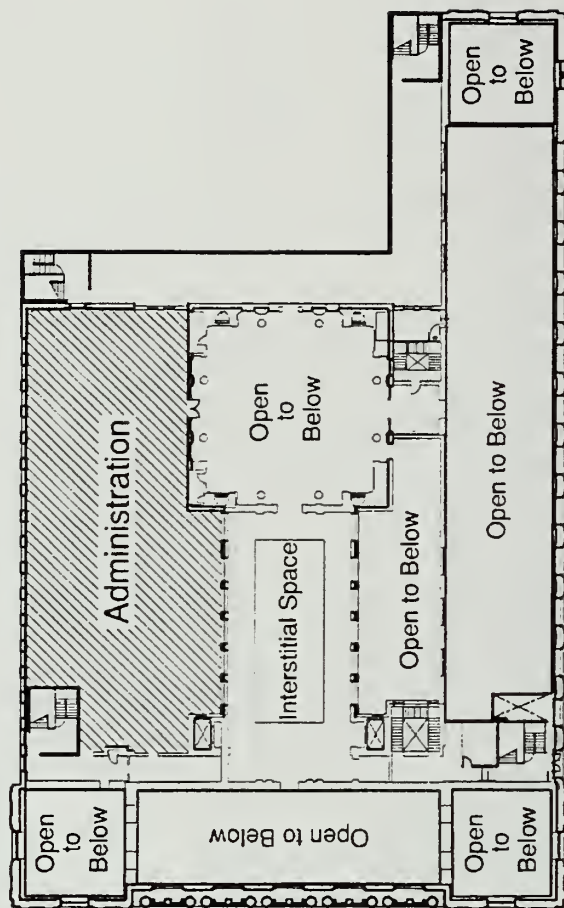
SOURCE: Page and Turnbull

97.750E Asian Art Museum / ESA 970419 ■

Figure 12

Preservation Alternative: First Floor

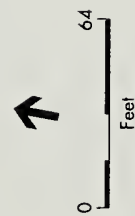
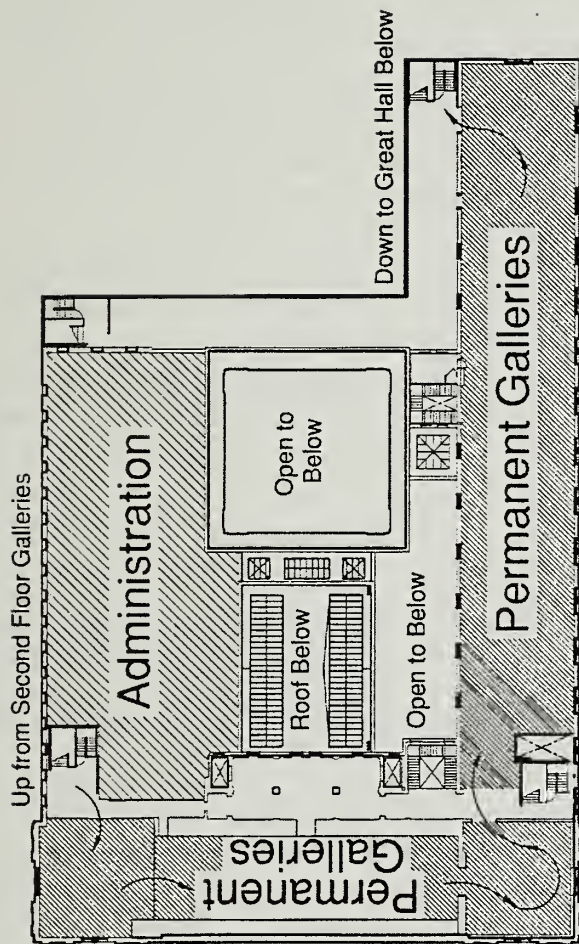




SOURCE: Page and Turnbull

97.750E Asian Art Museum / ESA 970419 ■

Figure 14
Preservation Alternative: Third Floor



The current project would provide four new stairs inside the existing footprint of the building. The Full Preservation Alternative also would provide four new stairs, but two would be within the circulation armature on the northeast corner (45 Hyde Street portion) of the site, freeing existing interior space for museum uses. These new stairs would be connected by a new corridor at each level, also outside the existing old Main Library footprint (see Figure 12). The new stairs at the northwest and southeast corners would be designed and detailed generously to serve as part of the permanent gallery circulation sequence. This would allow the museum to program the visit to start in the Great Hall and proceed sequentially through the galleries, terminating at the east wall of the Great Hall, potentially retaining the circulation pattern desired by the museum. Retention of the original Ornamental Stairs would mean that visitors could deviate from the programmed sequence more than in the project design, however.

As with the proposed project, the Full Preservation Alternative would accommodate a future auditorium/theater addition at the 45 Hyde Street site and future extension of the McAllister Street wing of the old Main Library. (Should the latter be constructed, it would have to accommodate the circulation armature proposed with this alternative, and so, would lose some program space.) Entry to the auditorium/theater addition would be from Hyde Street and from the east wall of the Great Hall, reinforcing the role of that space as the nexus of public circulation.

IMPACTS

By maintaining most of the Exceptionally Significant Interior Spaces, as designated in Planning Code Article 10, in their existing condition, including the main entrance lobby, vestibule, north-south corridor and elevator lobbies on the main floor and the Monumental Staircase, stair loggia and Piazzoni murals, Great Hall, and two large reading rooms on the second floor, and by rehabilitating other Exceptionally Significant Interior Spaces following seismic upgrading work, the Full Preservation Alternative would avoid substantial adverse effects on most historic architectural features of the old Main Library building. Similarly, by not constructing the rooftop mechanical penthouse and screen, by maintaining the statues on the Larkin Street facade, and minimizing changes to existing windows, this alternative would reduce adverse effects on historic architectural resources, compared to the proposed project. Although it is not clear that this alternative would be in full compliance with the Secretary of the Interior's *Standards for Rehabilitation*, absent a more detailed design, particularly in regard to the building exterior, the Full Preservation Alternative would not adversely affect Exceptionally Significant Interior Spaces designated in Article 10 of the Planning Code, and therefore would not be anticipated to result in significant adverse effects on historic architectural resources.

Absent construction of the rooftop mechanical penthouse, the Full Preservation Alternative would also avoid a potentially significant effect on increased shadow on Civic Center Plaza. Although no detailed design of the HVAC system under this alternative is available, it is assumed that new shadow impacts would be substantially less than with the proposed project, and relatively closer to existing conditions than to conditions with the project.

Exterior changes would be somewhat less apparent than with the proposed project, principally because the Full Preservation Alternative would not include the hipped roof mechanical penthouse and screen.

Because the program under this alternative would be similar to that with the proposed project, effects related to transportation, air quality, and growth inducement would be similar to those of the project.

PROJECT SPONSOR'S REASONS FOR REJECTION

The project sponsor has rejected this alternative for the following reasons: Permanent gallery space would be substantially less, compared to the proposed project, which would result in less permanent gallery space than currently exists at the existing Asian Art Museum in Golden Gate Park. Gallery space on the fourth floor would have a floor-to-ceiling height of only 8'6" (assuming installation of the same HVAC duct system as currently proposed), which would preclude the placement of any tall exhibit pieces. This relatively low ceiling height would contrast with the approximately 30-foot ceiling height in the second floor permanent galleries under this alternative (with no installation of a new third floor level in the second floor reading rooms). Temporary gallery space on the second floor would also be substantially less than would be provided with the project as proposed. Use of the Great Hall under this alternative would eliminate the program requirement for overflow "blockbuster" exhibit space and revenue-producing events. The Great Hall could not be used as a lecture hall. This alternative would meet almost none of the project sponsor's objectives of transforming "dark, static areas . . . into dynamic, light filled spaces full of movement," and would not meet circulation or orientation objectives of the sponsor. In summary, the project sponsor believes that this alternative is not suitable for consideration from functional and funding viewpoints.

C. ALTERNATIVE C: REDUCED IMPACT ON HISTORIC ARCHITECTURAL RESOURCES

DESCRIPTION

This alternative would be the seismic upgrade and adaptive reuse of the old Main Library building for the Asian Art Museum, with reduced impacts on the historic resource. Alternative C would include some of the interior changes proposed with the project, but would avoid substantial alterations to most of the Exceptionally Significant Interior Spaces designated in Article 10 of the Planning Code. Specifically, this alternative would retain intact the second floor stair loggia (Room 290) and Corridor 291A, including the Piazzoni murals in Room 290. Rather than a new floor level as proposed with the project, this alternative would install a true mezzanine and/or self-contained two-story structure within the second floor reading rooms (Rooms 201, 202, 203, 210, and 218), instead of a new full floor as proposed with the project. Other Exceptionally Significant Interior Spaces would be retained, as they would with the proposed project, including the Main Entrance Lobby and Vestibule (Rooms 101 and 191); the Monumental Staircase (S101); and the Great Hall (Room 200). Exceptionally Significant Interior Spaces on the ground floor that would be demolished or substantially altered with this

alternative would include the two elevator lobbies (Rooms 192 and 193). To gain space lost, compared to the project, by the reduced changes to the two-story second floor rooms, this alternative would construct three additional stories above the lower level extension at 45 Hyde Street, the same building envelope as proposed in Phase 2 of the project. A mechanical penthouse would be constructed to hide rooftop heating, ventilation, air conditioning (HVAC) and other equipment, as with the proposed project. Base isolation and concrete shear walls would be constructed, similar to the seismic upgrade program with the project.

Under this alternative, the project would include a modified version of the proposed Central Court, which would serve many of the same functions as with the project as proposed. As with the project, the modified Central Court would function as the focal point for museum visitors, providing a place for gathering, spatial orientation, and queuing for ticket purchase, as well as a portal to some of the unticketed areas of the museum: the bookstore, cafe, and classrooms. Like the project, this alternative would demolish the elevator lobbies (Rooms 192 and 193) and Corridor 190 to provide a clear entry path to the modified Central Court. Unlike the project's three-story Central Court, the modified Court would be a two-story space, with a solid ceiling, rather than skylights. The north wall of the south reading room, including arched windows at the second level, would be retained intact. The south wall of the building's McAllister Street wing (former stacks) would be removed to open up the Central Court, as with the proposed project.

Similar to the project, this alternative would include demolition of most of the ground floor interior to accommodate temporary galleries, the museum store, and a cafe; offices would be on the third floor and classrooms in the 45 Hyde Street addition, and the space devoted to those uses in the project would instead be used as permanent gallery space. Two existing ornamental stairs (S102, immediately south of the Monumental Staircase, and S104, between the Great Hall and large Fulton Street reading room) in the south wing would also be demolished, along with the existing elevators, as they would under the proposed project. Under this alternative, the project's proposed glass-enclosed stairway or escalators would not be built. New elevators and a new staircase would be constructed in the southeast corner of the Central Court to transport patrons to the permanent galleries in the second floor of the old Main Library building and second and third stories of the 45 Hyde Street addition; alternatively, the Monumental Staircase could be used to reach second floor galleries.

On the second floor, galleries would be constructed, as with the proposed project, but there would be no new full floor level added in the two primary and three smaller reading rooms. Instead, small mezzanines would be constructed or separate self-contained structures would be inserted into these spaces to display objects. No new openings would be cut into the exterior walls of the south reading room or of the stair loggia and, as noted, the Piazzoni murals would remain. The existing third floor would be remodeled, as with the project, to provide a research library and museum offices.

The 45 Hyde Street addition, with the same building envelope as Phase 2 of the proposed project, would include a new lower level, as proposed with the project, and three stories, at the same floor levels as those of the old Main Library building, to accommodate an auditorium on the first

floor and gallery space and classrooms on the second and third floors. Because it would accommodate some of the currently proposed gallery space at 45 Hyde Street, this alternative would preclude some of the future expansion space anticipated as Phase 2 of the proposed project.

IMPACTS

Effects on historic architectural resources would be less substantial than with the proposed project, because this alternative would include fewer changes to the Exceptionally Significant Interior Spaces designated in the Planning Code. Notably, and in contrast to the proposed project, this alternative would retain the second floor stair loggia (Room 290) and Corridor 291A, including the Piazzoni murals in Room 290, and would not install a new full floor level in the second floor reading rooms (Rooms 201, 202, 203, 210, and 218). Mezzanines and/or self-contained structures within these large double-height spaces would have less effect on a viewer's perception of these monumental spaces than the full floor level proposed with the project, and could be more easily removed in the future, if desired. To accommodate museum functions, this alternative would also demolish some Exceptionally Significant Interior Spaces on the ground floor, and therefore would result in a significant effect on historic architectural resources. This alternative would not fully comply with the Secretary of the Interior's *Standards for Rehabilitation*.

Shadow impacts are assumed to be similar to those of the proposed project, as this alternative assumes construction of a comparable rooftop mechanical penthouse and envelope at 45 Hyde Street.

Because the fundamental elements of the museum program under this alternative would be the same as with the proposed project, effects related to transportation, air quality, and growth inducement would be similar to those of the project.

PROJECT SPONSOR'S REASONS FOR REJECTION

The project sponsor has rejected Alternative C for the following primary reasons. As in Alternative B, the permanent gallery spaces would be of different heights, and floor levels in 45 Hyde Street and the old Main Library building would not be in alignment. The sponsor believes these varying heights would create circulation problems. In the sponsor's view, this alternative also would not accomplish the program objective of relating the path of travel to the origin and spread of Buddhism in that Buddhism is a common thread throughout Asian Art, and would preclude future expansion necessary for the long term viability of the museum. In summary, the project sponsor is of the opinion that this alternative is not suitable for consideration from functional, architectural and funding viewpoints.

REFERENCES - Alternatives

Except where noted, the materials referenced in this SEIR are on file and available for review at the San Francisco Planning Department, 1660 Mission Street, as part of the project file.

Rutherford & Chekene, 1992, *Seismic Upgrading Study of the Main Public Library Building, San Francisco, California, for the Asian Art Museum at the Civic Center*, September.

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San Francisco Business Times
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San Francisco Examiner
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The Sun Reporter
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Tenderloin Times
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San Francisco Independent
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0347/006A

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CHAPTER VIII

APPENDICES

APPENDIX A: HISTORIC ARCHITECTURAL RESOURCES

This appendix contains the Page & Turnbull Preliminary Assessment of project impacts on historic architectural resources. This report was used in the evaluation of impacts on historic architectural resources in Chapter III of the EIR.

Also included in this appendix are figures identifying existing room numbers in the old Main Library Building.

PRELIMINARY ASSESSMENT: IMPACT OF ASIAN ART MUSEUM DESIGN ON HISTORIC RESOURCES, OLD MAIN LIBRARY

Following is the current evaluation of the effect of the new design for the Asian Art Museum on the historic resource of the Old Main Library. This assessment is based on the current drawings from the design development phase. This assessment evaluates each major aspect of the proposed design, describing the parts of the building it would affect, and what changes it would make. To evaluate each aspect of the design, the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* are applied. These federal rules, prepared under the National Historic Preservation Act, are the most commonly applied measures for judging rehabilitation projects. The *Standards* are a short, 10-point list of general concepts, while the *Guidelines* are a much longer document which gives more detailed examples of how to apply the *Standards* to specific building elements. This assessment cites relevant language from the *Standards* or *Guidelines* and describes the approach taken for each element in the design for the new museum. The evaluation provides as background the rating for each elevation, space or element given the Historic Structure Report (HSR) for the Asian Art Museum by Page & Turnbull.

The assessment also evaluates each design aspect under Article 10 of the *Planning Code of the City and County of San Francisco*. Article 10 provides certain historic preservation procedures for review of building permit applications. It requires owners of designated landmark buildings and buildings in historic districts to obtain a Certificate of Appropriateness in order to get a building permit. The Planning Commission, the Planning Department and the Landmarks Preservation Advisory Board review applications to determine whether a Certificate of Appropriateness is to be issued. Section 1006.7 of the Planning Code requires the review to "be guided by" a series of standards. The relevant standards, mostly from Section 1006.7 (c), are cited below. Article 10, Appendix J designates the Old Main Library as part of the Civic Center Historic District, and designates certain interior spaces and features (which are listed below) for preservation procedures. Article 10, Appendix J, Sec. 9 (b) (2), provides additional criteria for review of applications for Certificates of Appropriateness for the Civic Center district, which are also cited below where applicable. Article 10, Appendix J, Section 8 (a) states that "all governmental bodies" are to cooperate to ensure that the alterations of buildings in the district comply with the Secretary's *Standards*, but the *Standards* are not mentioned in the last column because the information is available in the neighboring column.

Location: Exterior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's <i>Standards</i>	Article 10
West, South, North Elevations	Hip-roof screens for new mechanical rooms and equipment on roof	The Museum requires strict temperature and humidity control for the art. A new mechanical system must be installed in the building. Locating the equipment on the roof has the least impact to the interior historically significant spaces	Roof has a small vertical screen, set back from west elevation	New metal hip roof 16 feet high on west, with lower screens on south, north, and east elevations	Exterior of building included in Article 10 listing	Article 10 Listing	Standard 3 says "Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken." The hip roof alters the original design of the most significant exterior elevations by adding the form of the historic roofs of other Civic Center buildings. Standard 9 says, "The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." The new hip roof is articulated in a manner which varies from one part of the elevation to another, which is not compatible with the highly regular existing original elevations of the building The <i>Guidelines</i> recommend placing new mechanical systems so that they cause "the least alteration possible to the building's floor plan, the exterior elevations..." Major mechanical system elements are being placed on the roof, where they cause a significant alteration to the exterior elevations.	Section 1006.7(c) of the <i>Planning Code</i> says "reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district." Section 1006.7(c) of the <i>Planning Code</i> says "...any new construction, addition or exterior change shall be compatible with the character of the historic district..." The Landmarks Board and the Planning Commission will have to determine how changing the historic elevations by adding a hip roof is judged under these provisions. While the hip roof alters the overall appearance of the building and changes the visual role of the historic design, it does not affect the existing exterior walls physically.

Location: Exterior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
East Elevation	Other HVAC equipment	Same as above.	Few, small items	New fan rooms and ducts	Entire exterior listed	Preservation 2	The <i>Guidelines for Rehabilitating Historic Buildings</i> recommend installing HVAC on the roof so that it is "inconspicuous from the public right of way" and "does not damage or obscure character-defining features." This portion of the mechanical system fits that description. Section 1006.7(c) of the <i>Planning Code</i> says "...any new construction, addition or exterior change shall be compatible with the character of the historic district..." This does not damage the exterior of the building, and is compatible with the district.	Section 1006.7(c) of the <i>Planning Code</i> says "reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district."
South Elevation	Exit doors	New life safety-code-required exit stairs are being installed in the building that need to exit directly to the exterior of the building.	Openings are windows	Window removed, opening enlarged, door inserted -- two openings, each with double-leaf door	Entire exterior listed	Significant	The <i>Guidelines for Rehabilitating Historic Buildings</i> recommend "...complying with health and safety codes...in such a manner that character-defining spaces, features, and finishes are preserved." Enlarging two windows on the south elevation to make them into doors is consistent with preservation of the south elevation. Although two individual windows will be lost as elements of the building, the windows as a collective element in the exterior will be preserved. Changing windows to doors will not damage or destroy features of the building, overall. Article 10, Appendix J, Section 9 (b) of the <i>Planning Code</i> says alterations shall "be compatible with respect to height, massing, fenestration, materials, color, texture, detail, style, scale and proportion, signage, landscaping and street furniture which may define the character of the historic district..." New openings will be compatible with the building and district in materials, scale and proportion and details. Because the existing south entry is being fixed shut, the Landmarks Board and the Planning Commission will have to decide whether Article 10 permits alteration of windows to provide exiting.	Section 1006.7(c) of the <i>Planning Code</i> says "reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district." Changing windows to doors will not damage or destroy features of the building, overall. Article 10, Appendix J, Section 9 (b) of the <i>Planning Code</i> says alterations shall "be compatible with respect to height, massing, fenestration, materials, color, texture, detail, style, scale and proportion, signage, landscaping and street furniture which may define the character of the historic district..." New openings will be compatible with the building and district in materials, scale and proportion and details. Because the existing south entry is being fixed shut, the Landmarks Board and the Planning Commission will have to decide whether Article 10 permits alteration of windows to provide exiting.

Location: Exterior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
South and East Elevations	Doors to cafe	To provide a further amenity to the cafe and the Fulton Street Mall, outdoor cafe seating will be provided on the south side of the building. These doors provide access.	Openings are windows	Window removed, opening enlarged, door added -- two openings, each with double-leaf door	Entire exterior listed	Significant	The <i>Guidelines for Rehabilitating Historic Buildings</i> recommend "Designing and installing additional entrances...on secondary elevations... limiting such alteration to non-character-defining elevations." The south elevation is a character-defining elevation, and cannot be described as a secondary elevation.	See evaluation of the preceding item.
Site South of Building on Fulton Street	Outdoor eating area	Same as above.	Site has stairway, grassy area with trees	New paved terrace under trees; new wheelchair ramp	Entire exterior listed	Article 10 Listing	The <i>Guidelines for Rehabilitating Historic Buildings</i> recommend designing new site features "so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the building...and the landscape." The new terrace will be noticeable, but it will not upset the fundamental relationship between the building and the landscape. This evaluation cannot be final until the design is definitive.	Article 10, Appendix J, Section 9 (b) of the <i>Planning Code</i> says alterations shall be "compatible with respect to height, massing, fenestration, materials, color, texture, detail, style, scale and proportion, signage, landscaping and street furniture which may define the character of the historic district..." The new terrace will be compatible with the district, although this evaluation cannot be final until the design is definitive.
All Elevations	Monumental windows on second floor; and third floor windows on light courts; and all other windows	The existing glazing has inadequate control of light and air infiltration for protection of art. Third floor light court windows are deteriorated. Glazing at all windows must present a uniform appearance.	Original windows	All existing windows reglazed. New walls and floors behind some windows. Monumental windows will have new windows with white glass installed on interior to control light at galleries. Third floor light court windows will be replaced with aluminum-clad wood units.	Entire exterior listed	Article 10 Listing for exterior; light courts not specifically rated	The <i>Guidelines</i> recommend "identifying, retaining and preserving windows" and recommend against "removing or radically changing windows which are important in defining the historic character of the building..." The <i>Guidelines</i> also recommend against "Retrofitting or replacing windows rather than maintaining the sash, frame and glazing" or the use of designs "which noticeably change the sash" as well as "changing...the reflectivity and color of the glazing." The new glazing differs only slightly in color or reflectivity from the existing. The approach to the monumental windows avoids obtrusive changes to the exterior glazing. The third floor windows and the light courts will be replaced, not maintained, and the new sash will differ noticeably from the original.	Under Article 10, "the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features." The visual appearance of the new third floor windows will change. The Landmarks Board will have to decide whether these changes "preserve, enhance or restore" or "damage or destroy" the exterior of the building.

Location: Exterior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
West and South elevations	Lighting of building	Lighting as part of the city program which will include the principal elevations of Civic Center buildings may be incorporated in the project.	Exterior does not have lighting	Add exterior lighting to south and west elevations	Entire exterior listed	Article 10 listing	Alteration of significant elements of the building would be the main issue under the <i>Standards</i> . Because the lighting has not been designed, it cannot be evaluated. The illumination itself is not a physical or permanent effect on the building.	Similar to Secretary's <i>Standards</i> .
West Elevation	Removal of statues in second floor colonnade	It is important that the front facade of the building give an indication of what is in the building. The statues are in very poor condition.	Five statues commissioned between 1915 and 1917	Statues to be removed	Part of exterior, not specifically cited in designation	Very Significant	<i>Standard 2</i> states, "The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." A feature which characterizes the property will be removed. <i>Standard 5</i> states, "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved." A distinctive character-defining feature will not be preserved. <i>Standard 6</i> states, "Deteriorated historic features shall be repaired rather than replaced..." This is predicated on the assumption that a feature would not be removed simply because it is deteriorated. The deteriorated feature will be removed, not repaired (or replaced).	Section 1006.7(c) of the <i>Planning Code</i> says "reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district." Removal will eliminate the statues as exterior architectural features of the building. The statues are compatible with the district. The Landmarks Board and the Planning Commission will have to decide whether a reasonable effort has been made to preserve and not to damage them.
Site West of Building on Larkin Street	Wheelchair ramp and site improvements	The ramps must be coordinated with most for the base isolation to meet the federal and state requirement for disabled visitors to enter building through the main entrance.	Site has existing ramp	New signs & kiosks; new wheelchair ramp	Entire exterior listed	Article 10 Listing	The <i>Guidelines</i> recommend designing new site features "so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the building...and the landscape." The new ramps and other items will be unobtrusive, and will not alter the relationship of the building to the landscape. This evaluation should be verified when the design is complete.	Appendix J, Section 9 (b) says "any alteration...shall (1) be compatible with respect to... signage, landscaping and street furniture which may define the character of the historic district..." The ramps and other site elements appear to be compatible with the district. This should be verified when the design is complete.

Location: Exterior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	PE/T HSR Rating	Secretary's Standards	Article 10
North Elevation	Windows, glazing, same condition at some first floor toilet rooms	Due to building upgrades mechanical, electrical, plumbing and elevator shafts would be viewed from exterior	Stack windows with clear vision glass	Gray-green spandrel glass in existing frames and sash at north elevation, non-vision glass in toilet rooms.	Entire exterior listed	Very Significant	The <i>Guidelines</i> recommend retaining the glazing of significant windows where it is a decorative feature and recommend against "changing the historic appearance of windows through inappropriate...reflectivity and color of the glazing." The new spandrel glass on the north elevation is markedly different in color from the original, significantly changing the appearance of the windows. The <i>Guidelines</i> also recommend placing new mechanical systems so that they cause "the least alteration possible to the building's floor plan, the exterior elevations..." The former stacks are a secondary floor plan element. Unobtrusive obscure or non-vision glazing at new obstructions behind original windows would comply with the <i>Standards</i>.	Section 1006.7(e) of the <i>Planning Code</i> says "reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district." Section 1006.7(e) of the <i>Planning Code</i> says "...any new construction, addition or exterior change shall be compatible with the character of the historic district..." The Landmarks Board will have to decide whether the new gray-green spandrel glass preserves and enhances the exterior, or damages it, and whether this material is compatible with the character of the district.
North Elevation	Exit doors	New life safety code required exit stairs are being installed in the building that need to exit to the exterior of the building	Openings are windows	Window removed, opening enlarged, door inserted	Entire exterior listed	Significant	The <i>Guidelines</i> recommend "Designing and installing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the buildings." The north elevation can be categorized as secondary, the new doors will preserve the character of the building.	Article 10 says the "work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark." The new doors are consistent with preserving the building's exterior, overall.

Location: Exterior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
North and South Courtyard Elevations/ Sections and East Elevation	Plaster finish	The areas with this treatment will be internal to the site and once full build-out of the site occurs, they will not be visible from the street.	Glazed brick on secondary elevations	Brick to be replaced with synthetic stucco	Entire exterior listed	Significant	The <i>Guidelines</i> recommend "Identifying, retaining and preserving masonry features that are important in defining the overall historic character of the building" and recommend against "Applying paint or other coating such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance." The historic brick is not of utmost importance in the overall character of the building, but the stucco will create a new appearance. <i>Standard 9</i> says "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." The new material will eliminate a historic material that characterizes the property; the new will be differentiated from the old material, but will not be compatible in size and scale, being a single, monolithic field instead of a linear composition of small units.	Section 1006.7(c) of the <i>Planning Code</i> says "reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district." Section 1006.7(c) of the <i>Planning Code</i> says "...any new construction, addition or exterior change shall be compatible with the character of the historic district..." The brick, which is compatible with the district, will be eliminated as an exterior feature. The Landmarks Board and the Planning Commission will have to determine whether a reasonable effort has been made to preserve it. Likewise, they will have to decide whether the new stucco is compatible with the district. The addition which will eventually conceal the stucco would comply with Article 10 when completed, because the addition would have to be approved under the Planning Code. If an addition were added now, the brick could be entirely covered by it immediately.

Location: Exterior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
North, East Elevations	Glass-enclosed atrium and stairs	The Museum needs a central focal point and gathering point on the first floor. From this central space there needs to be access to the Museum.	Two separate interior light courts open to sky	Skylights; glass-enclosed stair on north side of south wing	Entire exterior listed	Article 10 Listing	Standard 9 says, "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." The new construction will not destroy existing elements which characterize the building, the new materials and design seek compatibility through a simple, clean contrast with the original.	Section 1006.7 (b) says "The proposed work shall not adversely affect the special character or special historical, architectural and aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases." Although the exterior of the building will change, the new elements of the alterations will be oriented the same way in relation to the Civic Center as the modernist south and east elevations of the New Main Library.
East Elevation and Site on Hyde Street	Basement addition, truck access and site work	The Museum requires more square footage than the existing building offers. It also needs a loading dock for deliveries and an area for trash handling.	45 Hyde Street has been demolished as preparation for project	Construct addition on site of 45 Hyde Street, with parapet about 12 feet above sidewalk. Addition will have a blank east wall faced with synthetic stucco. Also on this part of the site will be a new driveway and loading dock	Entire exterior listed	Article 10 Listing	The Standards say "New additions...will not destroy historic materials, features and spatial relationships...(and) shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing..." The addition will not affect historic materials, features and spatial relationships. It is clearly differentiated from the existing. The stucco is unrelated in character to the existing materials, and no portion of the existing building presents a blank face to the street. The Guidelines recommend "Designing new...loading docks...so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the building...and the landscape." The new loading docks will be unobtrusive and will not disturb the relationship between the building and the site.	Section 1006.7 (b) says "The proposed work shall not adversely affect the special character or special historical, architectural and aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases." The Landmarks Board and the Planning Commission must determine whether the very small addition adversely affects the special character of the historic building simply because it differs from it in materials and architectural character. Planning Code Appendix J, Section 9 (b) says "any alteration...shall...be compatible with respect to...signage, landscaping and street furniture which may define the character of the historic district." The truck access and loading dock will be on the opposite side of the building from the Civic Center plaza; this matches the predominant location of this feature on other Civic Center buildings.

Location: Exterior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
Exterior, general	Cleaning and repair of masonry	The exterior of the building should be clean and inviting.	Masonry soiled, limited damage and deterioration observed	Stone and brick will be cleaned and re-pointed; damaged areas will be repaired	Entire exterior listed	Article 10 Listing	<i>Standard 5</i> says "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved." The cleaning and repair will preserve the masonry, a distinctive character-defining element of the exterior. <i>Standard 7</i> says, "Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible." The gentlest effective treatment will be used for cleaning. Characteristics and tooling of new mortar will match old mortar. Final design documents should be verified.	Section 1006.7(c) of the <i>Planning Code</i> says "reasonable efforts shall be made to preserve, enhance or restore, and not to damage; or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district." The cleaning and repair will enhance and restore exterior architectural features of the building which are compatible with the district. Article 10, Appendix J, Section 9 (d) says "...any acid wash, sandblasting, high pressure wash or other abrasive methods is discouraged..." The intent is to use the gentlest method which removes soiling and stains. Only cleaning products which have been permitted in widespread use on preservation projects will be considered. The final specifications should be reviewed.

Location: Exterior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
All Elevations	Base isolation moat covers	The perimeter moat is required for the base isolation system.	Conventional fixed foundation	Moat below grade, with covers integrated into existing wall base	Entire exterior listed	Article 10 Listing	The <i>Guidelines</i> recommend repairing the structural system in preparation for the new use without damaging interior spaces or the exterior. The design will not significantly disturb the existing wall details or interior spaces. The moat design should be reviewed when the construction documents are complete.	Section 1006.7(c) of the <i>Planning Code</i> says "reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district." Section 1006.7(c) of the <i>Planning Code</i> says "...any new construction, addition or exterior change shall be compatible with the character of the historic district..." The seismic design, including the moat, will not destroy architectural features of the exterior, although it will involve some changes, which will be compatible with the district. The moat design should be reviewed when the construction documents are complete.
Location: Interior	Interior features	The museum program will require that the finished interior present a unified and cohesive architectural appearance.	Interior spaces range from virtually original to highly altered, with many original features throughout the building	At this point, the degree of change to interior architectural features such as flooring, baseboards, moldings, doors, paneling, cornices and hardware has not been identified	Some interior spaces are listed, but the vast majority are not	Spaces vary from Non-Contributing to Article 10 Listing: features vary from Non-Contributing to Very Significant	<i>Standard 1</i> seeks a use for the building "that requires minimal change to its distinctive materials, features..." and <i>Standard 2</i> says "The removal of distinctive materials or alteration of features... that characterize a property will be avoided." The <i>Guidelines</i> include columns, cornices, baseboards, paneling, light fixtures hardware and flooring among features which may be important in defining the overall historic character of the building. These measures are generally judged in the context of the entire building when the design is complete. At this time, the drawings are too preliminary to make a final assessment, but it appears that most historic features will be eliminated outside Article 10 spaces. This should be reviewed when the design is complete.	Article 10, Appendix J, Section 10 (b) invokes Section 1006.7(b) of the <i>Planning Code</i>, which says "the proposed work shall preserve, enhance or restore, .. where specified in the designation ordinance for a publicly owned landmark, its major interior architectural features." The design for the spaces listed in Article 10 is more developed than the design for other spaces, although it is not complete. Many important features in Article 10 spaces which are not discussed elsewhere in this evaluation appear at this time to be retained. This should be verified when the construction documents are complete.
Basement	General alteration of spaces	The back of house program elements for the Museum are required to be located on the Lower Level.	Many basement spaces are original	Existing walls and building systems demolished, new layout and systems.	No spaces listed	Non-Contributing, except ST2 rated Preservation 2 and light courts rated Preservation 3	The <i>Guidelines</i> recommend "accommodating service functions such as bathrooms, mechanical equipment and office machines required by the building's new use in secondary spaces." The basement is occupied almost exclusively by secondary spaces.	Does not affect listed interior spaces.

Location: Interior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
First Floor	Central Court on first floor east of S101 -- includes space and new skylight above (see also circulation elements of new design and changes to spaces around new Central Court)	The Museum needs to have a central gathering place that gives the interior of the Museum a focus. The space is needed for selling tickets, gathering of groups and, queuing for special exhibitions out of the weather.	Original Beaux-Arts parti with main sequence in S101 and light courts	New primary public space behind S101, and interior atrium where light courts now are	Rooms 192 and 193 listed	192 and 193 Article 10 Listing: 115 Non-Contributing; other spaces Preservation 3.	<i>Standard 2</i> says, "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." Rooms 192 and 193, which will be removed, are character-defining spaces. The rest of the Central Court occupies what were historically secondary spaces.	Article 10, Appendix J, Section 10 (b) invokes Section 1006.7(b) of the <i>Planning Code</i> , which says, "the proposed work shall preserve, enhance or restore, .. where specified in the designation ordinance for a publicly owned landmark, its major interior architectural features." As currently drawn, the new design will remove Rooms 192 and 193 instead of preserving, enhancing or restoring them. The rest of the scheme affects spaces which are not listed in Article 10.
	Rooms 191, 101, and 190	Rooms 101, 190 and 191 will be used as the entrance foyer for the building.	Original condition, except for checkout desk in 101	Spaces will be restored	191, 101 and 190 listed	191, 101 and 190 Article 10 Listing	<i>Standard 2</i> says, "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." These character-defining spaces will be preserved.	Section 1006.7(b) of the <i>Planning Code</i> says "the proposed work shall preserve, enhance or restore, .. where specified in the designation ordinance for a publicly owned landmark, its major interior architectural features." The design will enhance and restore listed spaces.
	Room 198	Room 198 will be used as part of the cafe seating area	Original condition, except two door leaves removed and new lighting added.	Floor leveled, existing glazed vestibule partition removed, new glazed partition and door added at corridor, existing exterior door fixed shut	Not listed	Preservation 1	The <i>Guidelines</i> recommend "removable partitions that do not destroy the sense of space...be installed when the new use requires the subdivision of character-defining interior space." The sense of space will not be destroyed and the new glazed partition will be at least partially removable. This should be reviewed when the construction documents are complete.	Will not affect listed spaces.
	Rooms 102, 104, 105, 114, 116, 118 and 194 and adjacent smaller subsidiary spaces	These areas will be incorporated into program space including the Members' Lounge, Cafe, main toilet rooms and other visitor services.	Varying degrees of alterations, but basic original spaces mostly intact	Major changes to the basic layout of spaces	None listed	Preservation 2	The <i>Guidelines</i> recommend, "retaining, and preserving a floor plan or interior spaces that are important in defining the overall historic character of the building." Although some of these spaces contribute to the character of the building, none is individually important overall, and the new organization of spaces is generally compatible with the original.	Will not affect listed spaces.

Location: Exterior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
	Room 103	This space will be incorporated into program space for Museum visitor and member services.	Original large service space	Finishes and use altered; floor level changed; space intact	Not listed	Non-Contributing	The <i>Guidelines</i> recommend "retaining, and preserving a floor plan or interior spaces that are important in defining the overall historic character of the building." Changes in interior finishes do not necessarily affect important features of building. The final finishes should be reviewed when the design is complete.	Will not affect listed spaces.
	Conversion of stacks to new program spaces	The seismic design, floor loading, ceiling heights, finishes and function are not appropriate for the Museum. The new floors will align with the basement through third floor levels of the building to provide continuity and make the space usable for the Museum program.	Seven-tier stack in north wing; two-tier stack in south wing. The main stacks (ST1) align with the second floor and a landing in corridor 197 on the first floor, but they do not align with the basement.	The original book stacks, which integrate floor structure and the shelving system, will be demolished; new floors will be constructed in north wing	Not listed	Preservation 3	The <i>Guidelines</i> call for preserving interior features "that are important in defining the overall historic character of the building." <i>Standard 5</i> says, "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved." The book stack system is a distinctive feature which contributes to the overall character of the building. It is an example of a construction technique which characterizes the property. It will be removed. The <i>Guidelines</i> recommend "Installing permanent partitions in secondary spaces..." The original design of the building did not include public access to the stacks, so they could be deemed a secondary space.	Will not affect listed spaces.

Location: Interior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
Second Floor	New floor inserted in monumental spaces 201, 202, 203, 210 and 218. Requires removal of DuMonod murals in 201 and 210.	The existing building as configured does not meet the square footage requirements of the Museum. To meet this need, new floors are proposed for these spaces. The scale of the objects displayed by the Museum are generally quite small, so there is also a need to reduce the height of the space to be compatible with the objects on display.	Monumental spaces up to roughly 40 feet high	New floor inserted, cutting the existing spaces in two, except for narrow slots at monumental windows. Murals in Rooms 201 and 210 painted by Frank Vincent DuMonod would be removed. Reversibility: floor could be removed at a later date and restoration of affected spaces undertaken.	All spaces listed; DuMonod murals not listed	Article 10 Listing (space): Very Significant (murals)	<i>Standard 2</i> says, "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." The proportions of the spaces on the second floor characterize the property. The second floor spaces will be fundamentally altered. <i>Standard 9</i> says, "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." The new floor will require removal of existing materials which characterize the property, such as the door casings and pediments in Room 210 and the DuMonod murals. The alteration of the spaces will not protect the historic integrity of the property. The <i>Guidelines</i> recommend against "Inserting a new floor within a building that...radically changes a character-defining interior space; or obscures, damages or destroys decorative detailing." The new floor will radically alter character-defining interior spaces and will obscure, damage or destroy decorative detailing. The new floor will be visible from the exterior, at least under certain lighting conditions. Because the design is not complete, this effect cannot be evaluated fully at this time. It should be revisited when the design is complete.	Article 10, Appendix J, Section 10 (b) invokes Section 1006.7(b) of the <i>Planning Code</i>, which says "the proposed work shall preserve, enhance or restore, and shall not damage or destroy...where specified in the designation ordinance for a publicly owned landmark, its major interior architectural features." This part of the design subdivides spaces listed in Appendix J into two or more distinct spaces apiece. This will not preserve or restore the spaces, and will alter them radically. The DuMonod murals are not listed in the Article 10 designation. The new floor will be visible from the exterior, which is listed in Article 10. Because the design is preliminary, the importance of this effect cannot be evaluated. It should be reviewed when the design is complete.

Location: Interior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
	Removal of murals and cutting of windows in their place in Room 290	The area of the Loggia is required for the display of the Museum's program. The Museum also wants a visual connection with the rest of the building to provide the visitor with orientation during their visit.	14 murals by Gottardo Piazzoni in bays on three walls of space	Murals removed; wall in seven bays on each side removed to create windows (or glazed display cases) into atrium. Reversibility: murals could be rehung in their present location at discretion of project sponsor. In order to create the new openings, the existing steel columns in the long walls of this space must be removed and new columns installed. The design calls for protection and restoration of existing original finishes adjacent to the new openings.	Murals listed	Very Significant	<i>Standard 5</i> says, "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved." The murals are distinctive features and examples of craftsmanship which contribute to the significance of the building. They will be removed from the building. The <i>Guidelines</i> recommend against "installing new windows...that...damage or destroy character-defining features." The windows will significantly alter the space in Room 290 and the original day lighting scheme. Finishes which are to remain, including faux-traverse plaster and traverse, also fall under the language of <i>Standard 5</i>. The final design documents will determine whether the interior finishes are preserved during the structural work required for creating the new openings.	Article 10, Appendix J, Section 10 (b) invokes Section 1006.7(b) of the <i>Planning Code</i>, which says, "the proposed work shall preserve, enhance or restore, and shall not damage or destroy, ... where specified in the designation ordinance for a publicly owned landmark, its major interior architectural features." This aspect of the design will remove historic features of the building which are specifically cited in the Civic Center district landmark designation. The final design documents will determine whether the structural work required to create the new openings preserves adjacent original interior finishes which are to remain and avoids damaging them, as described in Section 1006.7 (b).

Location: Interior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
	Other alterations to major public spaces for conversion to gallery use -- Rooms 201, 202, 203, 210 and 218	These spaces will be converted to gallery spaces to achieve the Museum's program.	Reading and reference rooms, substantially unchanged from original condition	New windows on interior side of original monumental windows, new HVAC, electrical, lighting and other building systems; new duct and stair cores; bookshelves and other library items removed	All spaces listed	Article 10 Listing	The recommendation in the <i>Guidelines</i> is "Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building material" The new mechanical systems will be installed so that new duct chases occur at existing cavities or new partitions such as exit stairs. The design avoids alterations to spaces or partitions that are intact. <i>Standard 5</i> says, "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved." The <i>Guidelines</i> recommend, "Reusing decorative material or features that have had to be removed during the rehabilitation work including wall and baseboard trim, door molding, paneled doors and simple wainscoting; and relocating such material or features in areas appropriate to their historic placement." The bookshelves and other library items are distinctive, and they characterize the property. While they cannot be retained in the galleries for programmatic reasons, it has not been determined whether any can be retained elsewhere as recommended by the <i>Guidelines</i>. This question should be reviewed when the construction documents are complete.	Article 10, Appendix J, Section 10 (b) invokes Section 1006.7(b) of the <i>Planning Code</i>, which says, "the proposed work shall preserve, enhance or restore, and shall not damage or destroy, ... where specified in the designation ordinance for a publicly owned landmark, its major interior architectural features." The mechanical design will not damage or destroy listed interior spaces or features. The Planning Commission and the Landmarks Board will have to determine whether Article 10 requires any particular treatment of the library items.
	Alteration of Room 201	The museum program requires additional space in this room.	Room 201 retains its original plan	The east walks will be relocated to include the current Corridor 201 B and C in Room 201	Room 201 is listed	Article 10 Listing (201); Preservation 2 (201 B and C)	The <i>Guidelines</i> recommend "preserving a floor plan or interior spaces that are important in defining the overall historic character of the building," including the size and configuration of rooms. "Altering the floor plan by demolishing principal walls and partitions to create a new appearance" is not recommended. Room 201 will be altered, not preserved, and a large portion of a principal wall will be removed, creating a new appearance.	Article 10, Appendix J, Section 10 (b) invokes Section 1006.7(b) of the <i>Planning Code</i>, which says, "the proposed work shall preserve, enhance or restore, and shall not damage or destroy, ... where specified in the designation ordinance for a publicly owned landmark, its major interior architectural features." Article 10 lists room 201; the Landmarks Board and the Planning Commission will have to decide whether the proposed change constitutes damage to the historic space or only a change in one of its four walls.

Location: Interior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P & T HSR Rating	Secretary's Standards	Article 10
	New elevator partially within Room 200	The new circulation scheme requires an elevator next to the new main stair; the architectural integrity of the new interior courtyard requires pushing the elevator shaft into Room 200	Room 200 has not been altered at the walls	The new elevator will intrude about one foot through the south wall of the room, interrupting the faux-travertine construction	Room is listed	Article 10 Listing	The <i>Guidelines</i> recommend "placing new end-service stairways or elevators in secondary and 'service areas' and recommend against "radically changing, damaging, or destroying character-defining spaces, features or finishes" for new elevators. Room 200 is primary, not a secondary or service area, and the design will change character-defining spaces and features.	Section 1006.7(b) of the <i>Planning Code</i> says "the proposed work shall preserve, enhance or restore, and shall not damage or destroy, ... where specified in the designation ordinance for a publicly owned landmark, its major interior architectural features." Article 10 lists room 201; the Landmarks Board and the Planning Commission will have to decide whether the proposed change would constitute damage to the historic space or a minor intrusion in one wall.
	New openings from Room 210 to atrium	The north wall is unreinforced masonry and will be removed to complete the seismic retrofit. The new openings will open up the Second and new Third Levels into the atrium to aid orientation and provide the visitor with a view into the Central Court and to the other exhibit galleries.	Monumental arched windows to light court	Original arched windows removed and new unglazed rectangular openings cut in the north wall of Room 210 to connect it with the skylit atrium	Room is listed	Article 10 Listing (space) Very Significant (windows)	<i>Standard 5</i> says, "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved." The historic arched windows on the north side of Room 210 are a distinctive feature which characterizes the property, and will be removed. The <i>Guidelines</i> recommend against "installing new windows...that...damage or destroy character-defining features." The new windows will require removal of the existing ones, which are character-defining.	Article 10, Appendix J, Section 10 (b) invokes Section 1006.7(b) of the <i>Planning Code</i> , which says, "the proposed work shall preserve, enhance or restore, and shall not damage or destroy, ...where specified in the designation ordinance for a publicly owned landmark, its major interior architectural features." The space is listed in Appendix J to be a major interior architectural feature, but the windows on its north wall are not in this class.

Location: Interior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
	Room 212 and other second floor spaces	The cube volume of the Great Hall will be connected to the north and south wings of the building by pedestrian bridges at the Second Level. This will reinforce the prominence of the Great Hall and provide views to the east from the Central Court.	Few spaces extensively changed from their original condition	Most spaces demolished	Not listed	212 Preservation 1, others Preservation 3	Standard 2 says, "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." Room 212 is distinctive and characterizes the building. It will not be retained or preserved. The other spaces are so not distinctive that they characterize the property overall.	Will not affect listed spaces.
New Third Floor	This floor does not exist now. All effects on the existing building are listed under the second floor.	This floor is being added at the stack area to replace the flooring in the stacks. The rest of the floor is being added to accommodate the Museum's program.						

Location: Interior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
Existing Third Floor	New library in 301 and Documents Center in 390	The Museum's new library will be located in this area.	Periodicals Room and Elevator Lobby substantially unchanged from original	Spaces subdivided; daylight in 301 removed	Not listed	Preservation 1	<i>Standard 1</i> says, "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building..." The intent is to match the new use reasonably to the building so that important features can be retained with the new use. One wall which defines the room will be removed, the daylight will be removed and the book cases will be removed. The room will be divided into several spaces. Although the new use matches the original use, the intent of <i>Standard 1</i> of retaining important features will not occur. <i>Standard 2</i> says, "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." Room 301 is distinctive and characterizes the building. It will be altered, including permanent changes to its partition layout. <i>Standard 5</i> says, "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved." The lavlight, bookshelves and moldings, which characterize the property, will not be preserved. The <i>Guidelines</i> recommend installing "removable partitions that do not destroy the sense of space" if primary spaces are to be reconfigured. Room 301 is a primary space. The new partitions will not be removable, and they will alter the sense of space.	Will not affect listed spaces.

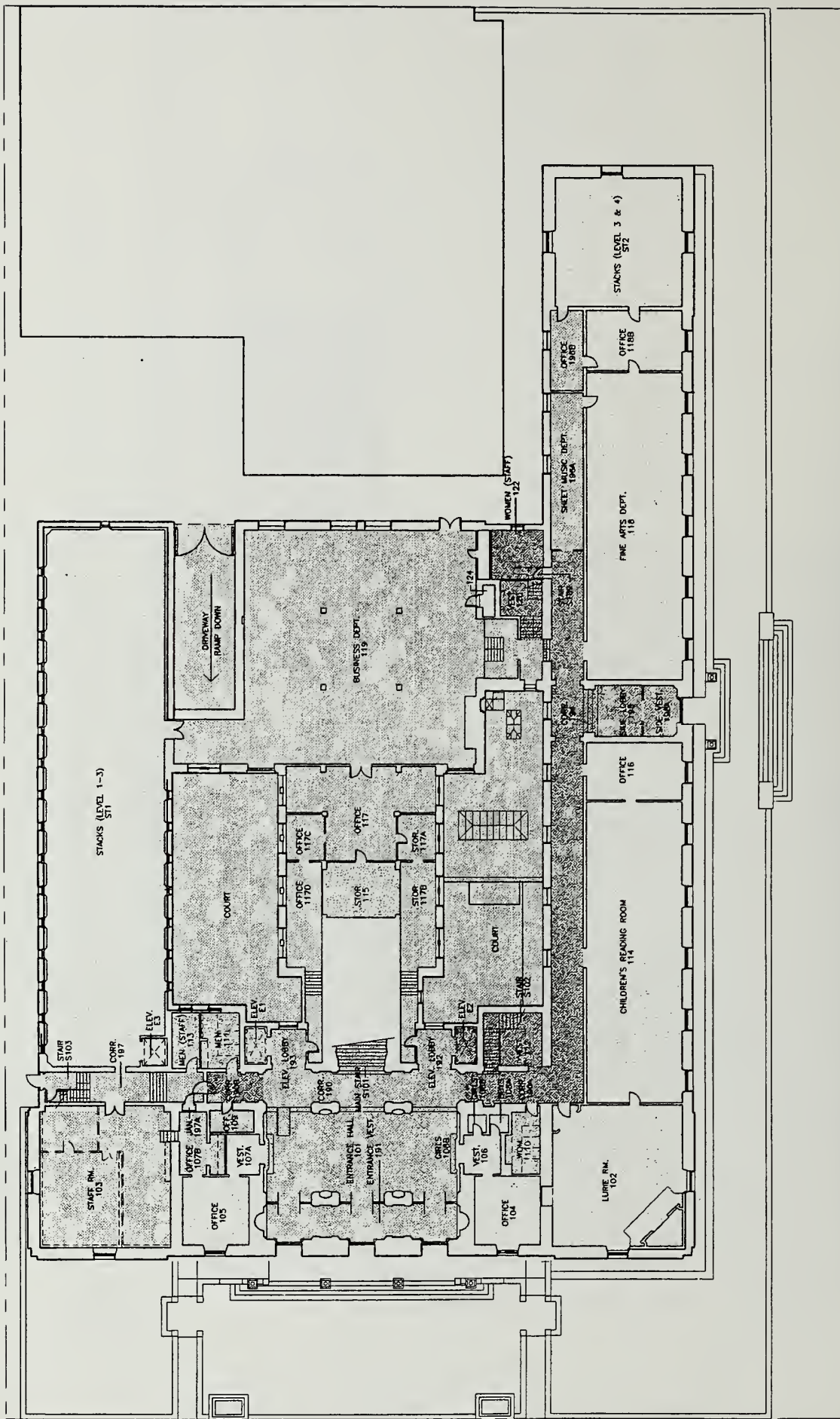
Location: Interior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
Other spaces, third floor	New offices and staff spaces	The existing third floor is being renovated into the administrative offices of the Museum	Existing spaces vary from relatively original to significantly altered	Existing partitions demolished; new partitions throughout	Not listed	Preservation 2 and 3; one corridor Preservation 1	"The <i>Guidelines</i> recommend "installing permanent partitions in secondary spaces." These spaces vary in their original detailing and hierarchical rank. All of them were originally secondary spaces, and as a group, they are not a distinctive feature which characterizes the building.	Will not affect listed spaces.
Circulation	New circulation scheme, with escalators from new Central Court to second and (new) third floors	The Central Court will be the main internal focus of the Museum and will function as the main lobby for the building. The court will function as the main circulation point with ticket sales, Museum store, Café and group gathering. The main ticket control and access to special exhibitions will be from this space.	Space is now light courts and various interior spaces; primary public circulation is organized around monumental stair S101	Circulation scheme starts at escalators in new Central Court, follows periphery of new third floor and second floor. Greatest physical impact on Rooms 192, 193, 290 and 200. Impact on the use of S101 and 200.	Physical effect on listed spaces limited to 192, 193, 290 and 200. S101 is also listed.	Article 10 Listing	The <i>Guidelines</i> recommend "preserving a floor plan or interior spaces that are important in defining the overall historic character of the building. This includes the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves..." The new design will significantly change the primary circulation sequence of the building, which is a central characteristic of the original Beaux-Arts part. It will alter the relationship of rooms and corridors. Although the new escalators and Central Court will not directly affect the building's most distinctive features, they trigger important moves such as putting large openings in the walls of Rooms 290 and 210 and eliminating Rooms 192 and 193. See also "Demolition of Elevators."	Article 10, Appendix J, Section 10 (b) invokes Section 1006.7(b) of the <i>Planning Code</i> , which says, "the proposed work shall preserve, enhance or restore, and shall not damage or destroy, ... where specified in the designation ordinance for a publicly owned landmark, its major interior architectural features." The historic circulation scheme includes most of the rooms listed in Appendix J: 191, 101, 190, 192, 193, S201, 290 and 291A. The new design will change the role of these rooms. The Planning Commission and the Landmarks Board will have to decide whether a change in role is an issue under Article 10. Physically, the new circulation scheme generates changes to Rooms, 192, 193, 290, and 210.
	New stair in eastern portion of south wing (primary impact is on Room 210)	This new stair provides required exit egress from South wing of building, see below.	Rooms 210 and 218 are simple Beaux-Arts plans	New exit stair inserted in Room 210 (also in other spaces on other floors, but impact is less important there)	Listed space	Article 10 Listing	The <i>Guidelines</i> recommend against "damaging or destroying character-defining spaces when adding a new code-required stairway." It will damage an important space on the second floor, as well as lesser spaces above and below.	Article 10, Appendix J, Section 10 (b) invokes Section 1006.7(b) of the <i>Planning Code</i> , which says, "the proposed work shall preserve, enhance or restore, and shall not damage or destroy, ... where specified in the designation ordinance for a publicly owned landmark, its major interior architectural features." Construction of a stair in Room 210 will damage this listed interior feature.

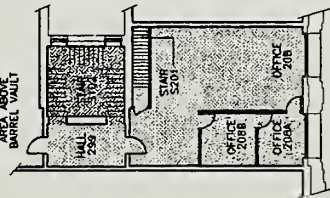
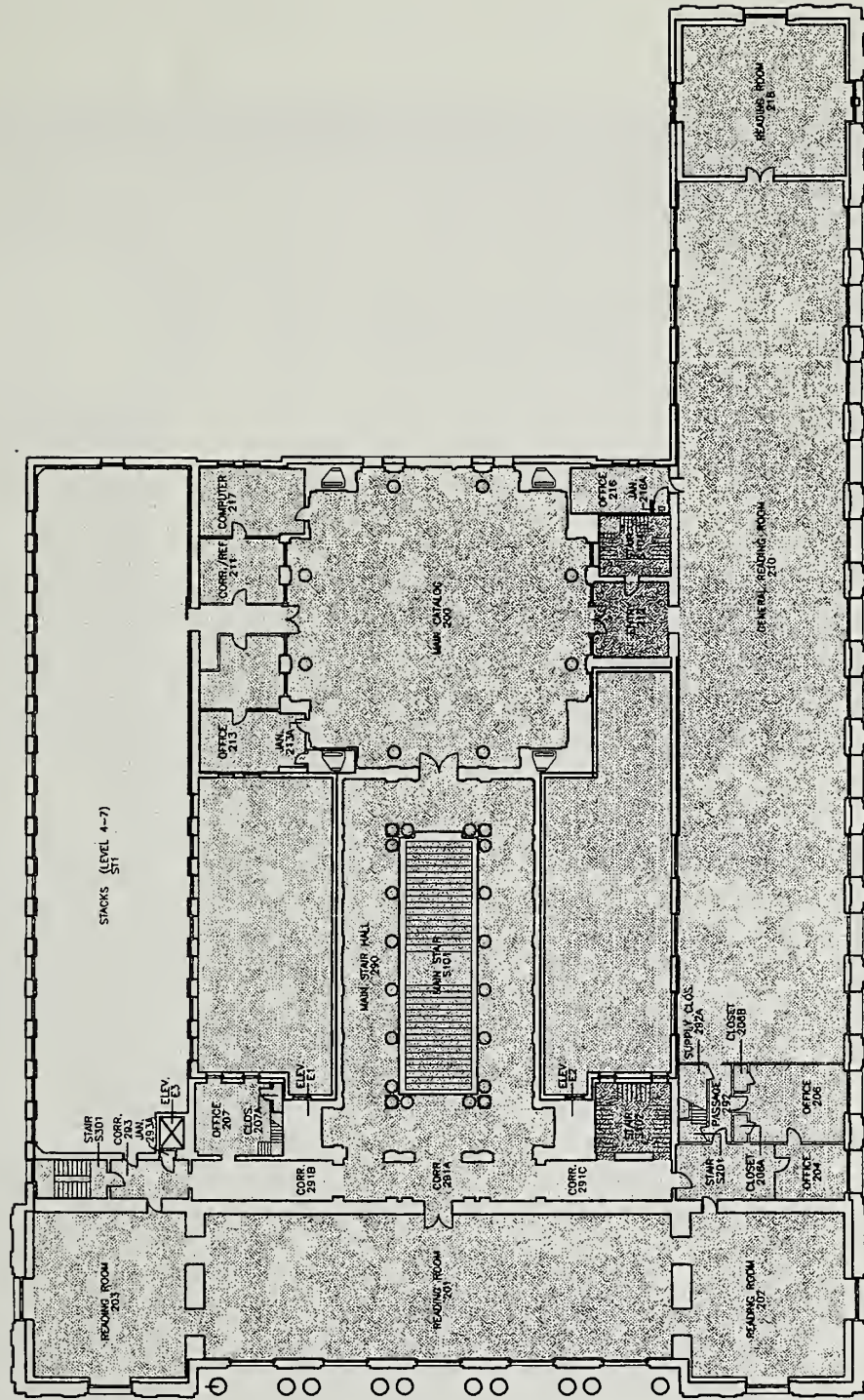
Location: Interior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
	Three new stairs – in northeast, southwest and northwest zones	The new exit stairs have been located to accommodate the code calculated occupant load for the building and have been placed to distribute the exits on each floor. The code calculated occupant load for the Museum is higher than it was for the Library.	Existing stairs are in different locations	New stairs added for exiting and programmatic circulation	None listed	Existing spaces from Preservation 2 to Preservation 3	The <i>Guidelines</i> recommend “adding a new stairway...in a manner that preserves adjacent character-defining features and spaces.” These stairs do not destroy distinctive features which characterize the building. These stairs, and the one in the southeast zone, will be visible change the exterior appearance of the building at the windows, potentially at night if clear glazing and utilitarian lighting are used. As the details are not final, this issue cannot be evaluated now, but should be reviewed when the design is complete.	Will not affect listed spaces. Exterior concerns are similar to those listed under the Secretary's Standards.
	New elevators near northeast stair, northwest stair; and from basement to first floor only on south wing	The new elevators have been added at the locations needed to provide vertical access to the galleries and the service areas of the building.	Variety of other spaces in those locations, including stacks ST1 and stair S103	Existing construction removed for new shafts and elevators	None listed	Non-Contributing to Preservation 1	The <i>Guidelines</i> recommend “Placing new code-required stairways or elevators in secondary and service areas.” The spaces affected by the new elevators generally fit this description.	Will not affect listed spaces.

Location: Interior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
	Demolition of S1, S2 and S4	The width, location and fire rating of the existing stairs will not work with the Museum's program or meet the current life safety code.	Stairs substantially unchanged from original	Removal to accommodate new spaces and systems	Not listed	Preservation 3 (S1); Preservation 1 (S2 and S4)	The <i>Guidelines</i> recommend "Enclosing an interior stairway where required by code so that its character is retained" and "Upgrading historic stairways and elevators to meet health and safety codes in a manner that assures their preservation, i.e. so that they are not damaged or obscured." S1 is a service space, not a distinctive feature of the building. S2 and S4 are character-defining features of the building. They will not be upgraded to meet current codes, but will be removed. The <i>Guidelines</i> recommend "Working with local code officials to investigate systems, methods, or devices of equivalent or superior effectiveness and safety to those prescribed by code so that unnecessary alterations can be avoided." Alternative means of code compliance may be invoked for S101, but not for S2 or S4, which will be removed.	Will not affect listed spaces.
	Demolition of Elevators and dumbwaiters	The size of the cabs, the capacity, type of equipment and location will not work for the Museum's program that includes not only the movement of people but of art to the gallery floors.	Elevators E2 and E3 historic; E1 not historic; dumbwaiters in 203 and ST1 historic	All to be removed	Room 203 is listed; Planning Code does not enumerate individual elements	Non-Contributing (E1); Preservation 1 (E2); Very Significant (dumbwaiter ST1); Significant (dumbwaiter 203); Preservation 3 (E3)	<i>Standard 5</i> says, "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved." As a group, these elevators and dumbwaiters are a distinctive feature which characterizes the building. The entire group will be removed. Removal of E2 is related to the new circulation scheme, which is discussed above.	Will not affect listed spaces.

Location: Interior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
Building Systems	Fire-sprinklers	The building is required to have fire sprinklers in order to bring the building up to current life safety code.	No fire-sprinklers	Fire-sprinklers installed throughout building	System covers all spaces	System covers all spaces	The <i>Guidelines</i> recommend "Installing sensitively designed fire suppression systems, such as sprinkler systems that result in retention of historic features and finishes." The concealed sprinkler system will protect the building without negative effects on major features.	Article 10, Appendix J, Section 10 (b) invokes Section 1006.7(b) of the <i>Planning Code</i> , which says "the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the ... landmark." The sprinkler system will preserve and enhance the building, and will not damage it.
	Other building systems	The Museum has very stringent requirements for temperature and humidity control in all areas where art is present. The existing building systems contain hazardous materials and are antiquated and do not have the capacity or the controls to meet the program requirements of the Museum.	Heating, electrical and plumbing systems are original, with many changes	All-new MEP systems, mostly new lighting	System covers all spaces	System covers all spaces	The <i>Guidelines</i> recommend "Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building material." Although there are mechanical shafts in areas where original partitions have been removed, the changes in partitions relate mostly to architectural design and not to building systems. Historically important lighting will be retained in spaces which are being preserved. This aspect of the design should be reviewed again when the construction documents are complete.	Article 10, Appendix J, Section 10 (b) invokes Section 1006.7(b) of the <i>Planning Code</i> , which says "the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the ... landmark." The mechanical, electrical and plumbing systems will preserve and enhance the building, and will not damage it. This aspect of the design should be reviewed again when the construction documents are complete.

Location: Exterior and Interior	Design Element	Program Requirement	Existing Condition	Change	Article 10 Designation	P&T HSR Rating	Secretary's Standards	Article 10
Structural Design	Base isolation	The Museum's program for seismic safety is that in the event of a great earthquake no more than 1% of the value of the collection on display and none of the collection in storage can be damaged. The only structural system that can meet this requirement with the fragile nature of the objects in the collection is base isolation.	Fixed foundation is original	Existing columns will be cut off, new foundations added, flexible isolators installed and connected to columns; most at exterior will allow building to move independently of the ground in order to reduce lateral forces	Exterior of building included in Article 10 listing; base isolation does not affect listed interior spaces	Exterior rated Article 10 Listing, interior affects basement -- rated Non-Contributing	The <i>Guideline</i> recommends "Correcting structural deficiencies in preparation for the new use in a manner that preserves the structural system and individual character-defining features." Base isolation reduces the structural changes required above the foundation, compared to a "conventional" fixed-base seismic upgrade. The seismic design required for the art collection will protect the historic resource and the people who occupy it. This aspect of the design should be reviewed again when the construction documents are complete.	Article 10, Appendix J, Section 10 (b) invokes Section 1006.7(b) of the <i>Planning Code</i> , which says "the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the ... landmark." The seismic upgrade enhances the historic building by protecting it from earthquake damage. Does not destroy significant interior or exterior architectural features of the building. This aspect of the design should be reviewed again when the construction documents are complete.
	Shear walls	The structural design requires the introduction of shear walls within the building	Conventional steel framing	New concrete shear walls, at all stories, in walls of Rooms 200, 218, 202 and 203 and on three sides at east end of north wing. The design requires removal and replacement of some interior finishes (especially around Rooms 202, 203 and 218) and demolition of large areas of exterior brick wall adjacent to faux-travertine which is to remain (especially in Room 200).	Affects all floors, including listed Rooms 200, 218, 202 and 203 (impact in these rooms discussed here; impact on other floors is less because spaces are rated lower)	Article 10 Listing (other rooms with lower ratings would also be affected)	The <i>Guideline</i> recommends against "Radically changing interior spaces or damaging or destroying features or finishes that are character-defining while trying to correct structural deficiencies in preparation for the new use." Methods of protection, removal and replacement are not finalized. The final design must be evaluated to determine compliance.	Article 10, Appendix J, Section 10 (b) invokes Section 1006.7(b) of the <i>Planning Code</i> , which says "the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the ... landmark." The design is not complete; it will comply with Article 10 if it does not damage the finishes in the listed spaces affected. This cannot be determined until the final design is complete.





SECOND FLOOR





Larkin Street facade



Rear view from McAllister and Hyde

CHAPTER IX

EIR AUTHORS AND CONSULTANTS

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PLACE
POSTAGE
HERE

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97.750E – Asian Art Museum

PLEASE CUT ALONG DOTTED LINE

RETURN REQUEST REQUIRED FOR FINAL
ENVIRONMENTAL IMPACT REPORT

REQUEST FOR FINAL ENVIRONMENTAL IMPACT REPORT

TO: San Francisco Planning Department,
Office of Environmental Review

Please send me a copy of the Final SEIR.

Signed: _____

Print Your Name and Address Below

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